

# Treetop Cottage

ST ENDELLION



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ESTATE AGENTS





- **Luxurious, Elegant & Stylish Detached House**
- **Extended & Comprehensively Refurbished Accommodation**
- **Idyllically Situated with no Near Neighbours**
- **Approximately 0.25 Acres of Gardens & Grounds Bordered by Farmland**
- **Four Double Bedrooms/Three Sumptuous Contemporary Bathrooms**
- **Deluxe Living Spaces including Cinema Room**
- **Located within an Area of Outstanding Natural Beauty**
- **Just Two Miles from the Vibrant Harbour, Cafés & Restaurants of Celebrated Port Isaac**

Treetop Cottage is idyllically situated with no near neighbours and bordered by farmland, just a few miles from the stunning beaches and breathtaking scenery of the North coast of Cornwall.

Luxurious, elegant and stylish, this substantial four double bedroom detached home has been the subject of a comprehensive top down scheme of modernisation, refurbishment and extension to now provide a quite outstanding contemporary dwelling.

Surrounded by an Area of Outstanding Beauty and farmland on three sides, the



gardens and grounds extend to approximately 0.25 acres offering generous lawns, patio, summerhouse and even a hot tub. Treetop Cottage is also securely and privately situated behind automatic electric gates with driveway parking aplenty.

As the accompanying floorplan and photographs illustrate, the accommodation is highly contemporary and free flowing. The living accommodation includes an impressive sitting room with high vaulted ceiling and wood burning stove. Before the kitchen, one can enjoy the open dining room with French doors to the patio or cinema room complete with original 1980's cinema seats and French doors to the patio. The kitchen is sleek and modern, fully integrated with a central island and additional living space for the ultimate social experience. There is also a handy utility/boot room. The ground floor is complete with two double/twin bedrooms to the front elevation and a spacious and beautifully appointed family bathroom.

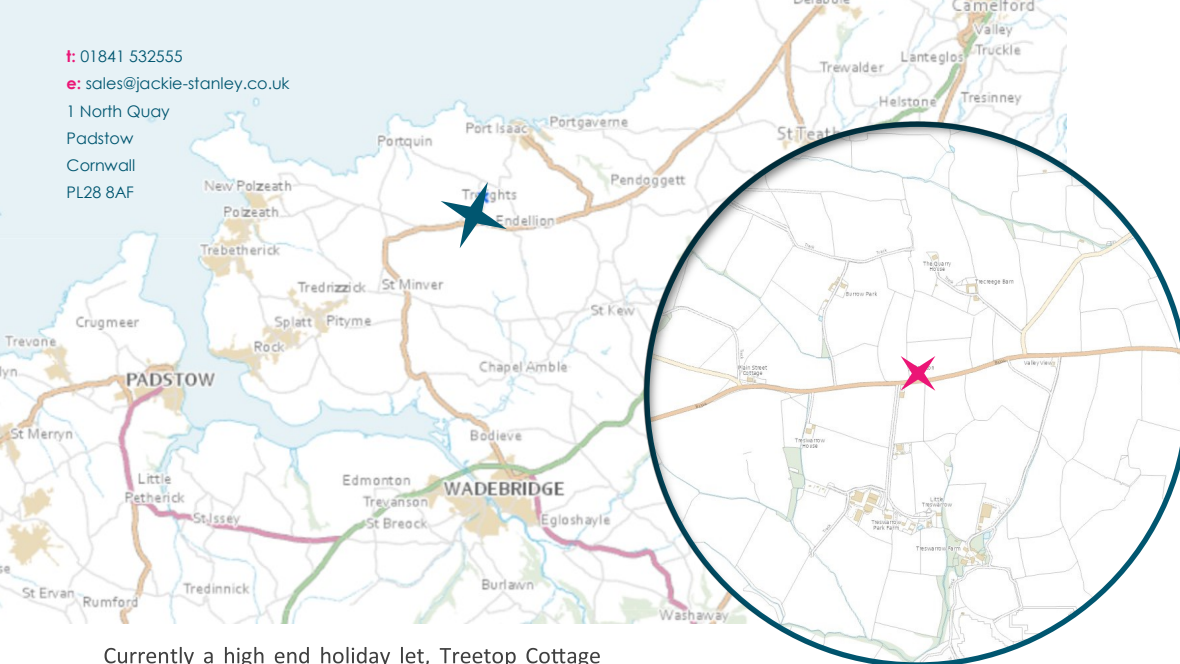
Up on the first floor is a palatial master suite featuring a stunning en-suite bathroom with freestanding bath, balcony to the rear elevation and framed views across miles of countryside. The fourth bedroom is again lavish and beautifully presented, incorporating an en-suite shower room and a private balcony.

## Treetop Cottage, St Endellion PL29 3TW £1,100,000 guide





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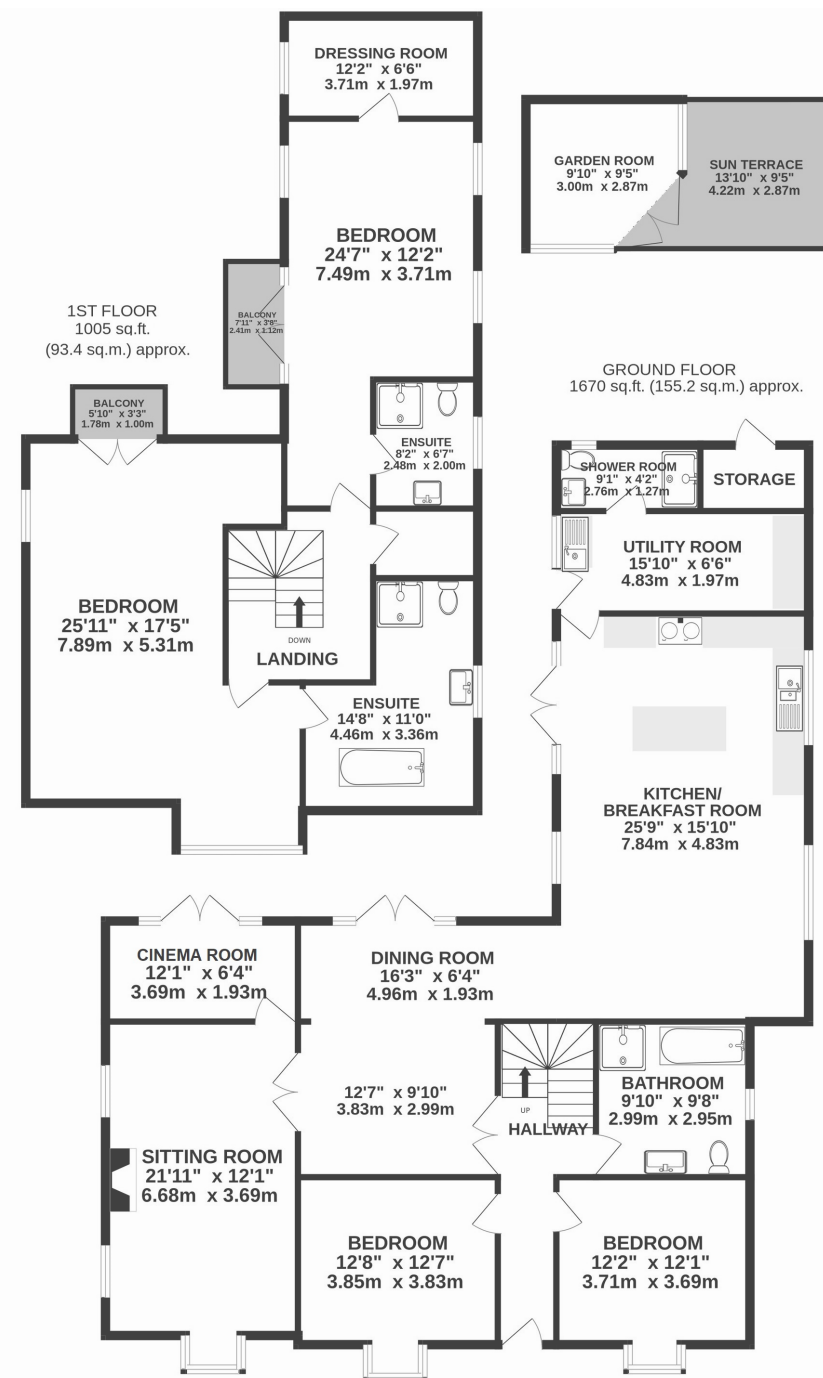


Currently a high end holiday let, Treetop Cottage presents a superb opportunity to purchase a highly contemporary private home or indeed holiday home moments from the North Cornish coast.

Services to the property include mains water, electricity and drainage with an oil fired central heating system. EPC rating C. Council tax band D. Ofcom suggest ultrafast broadband availability. Ofcom suggest 5G mobile coverage.

St Endellion is a pretty, peaceful and friendly hamlet located in an Area of Outstanding Natural Beauty just two miles from celebrated Port Isaac. Port Isaac is a quaint, historic picturesque fishing village, well known globally for its association with Doc Martin and the Fisherman's Friends. This sought after destination offers breathtaking walks across the surrounding dramatic coastline of North Cornwall as well as having its own beach and working harbour. There are delightful boutiques and galleries for those who wish to explore the magical narrow streets and to finish off you can always pop into one of the cosy cafés, pubs or Michelin star restaurants of Nathan Outlaw. The neighbouring village of Port Gaverne was once a thriving 19th Century fishing port and to this day remains unspoilt with the sheltered sandy beach protected by the National Trust. Watersports equipment is available for hire so one can get out and experience water based activities. Rock, Daymer Bay and Polzeath are all within a short driving distance from Treetop Cottage.

To find Treetop Cottage, travel along the B3314 from Wadebridge for approximately 5 miles passing signs for Rock and Polzeath. Approximately 0.2 miles before the first turning to Trelights, Treetop Cottage can be found along on the left hand side. The postcode for satellite navigation is PL29 3TW. What3words: arrow.tighttest.nourished



TOTAL FLOOR AREA : 2675 sq.ft. (248.6 sq.m.) approx.