

Pendoric
CONSTANTINE BAY



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ESTATE AGENTS





- **Substantial Contemporary Coastal Home of over 2,550 Square Feet**
- **Four Double Bedrooms/Five Bathrooms**
- **Ground & First Floor Living Rooms**
- **Refurbished Modern Stylish Interiors**
- **Large Gardens & Grounds Extending to Approximately 0.25 Acres**
- **Sea & Coastal Views**
- **Ample Driveway Parking**
- **Quiet Cul-De-Sac Location just a Short Stroll to Constantine Bay & Trevoze Golf Club**

Pendoric is a substantial, refurbished and modernised four double bedroom detached property of stylish presentation, occupying a large private corner plot of approximately 0.25 acres within the exclusive, desirable and sought after coastal bay of Constantine.

This impressive home is situated moments from the championship golf course and country club of Trevoze and Constantine Bay stores, while it is a short walk to the magnificent and famous sandy beach.

Pendoric has been completely remodelled and expanded throughout to create a supremely comfortable and stylish house, extending to over 2,550 square feet. The property has been thoughtfully finished using quality materials, fixtures and fittings and boasts a dramatic first floor living room

with a free standing wood burning stove and Velux balconies so one can enjoy far reaching views of the sea and coastline.

The heart of this house is the striking contemporary kitchen/dining room, complete with electric Aga, granite work surfaces, central island and premium appliances. There is a spacious separate utility room and a wetroom shower room when, conveniently, coming back from the beach! There is also a cosy sitting room, complete with inset wood burning stove.

Two of the four double bedrooms can be found on the ground floor, both with en-suite bathrooms and built-in wardrobes. Additionally, the ground floor accommodation has a cloakroom and a very useful foyer for removing boots and coats which leads directly into the inner hallway. Up on the first floor are two further double bedrooms each with a private en-suite bathroom and built in storage as well as further storage on the landing.

Pendoric has a generous corner plot with landscaped gardens and grounds extending to approximately 0.25 acres. An inviting and private patio is accessed directly from the kitchen or around the house from the main garden. The garden is large and surrounds the house on all four sides. To the front is ample driveway parking

Pendoric, Constantine Bay

PL28 8JE £1,600,000



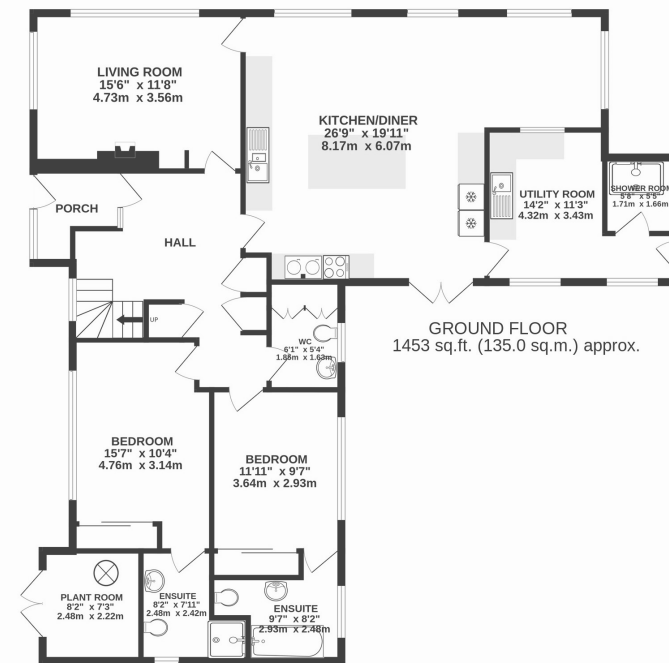
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for several vehicles, lawn and planting. Double gates secures access into the main garden area which provides a swathe of lawn, established shrubs and hedging. At the bottom of the garden is a gate which leads to the road by Trevose Golf Club, a very convenient shortcut for the golf club, stores and beach. Services to the property include mains water and electricity, air source heat pump and a private drainage system. EPC rating C. Council tax band deleted. Ofcom suggest superfast broadband availability. Ofcom suggest 5G mobile coverage.

Constantine Bay is one of the most sought after bays in North Cornwall, home to one of its finest renowned surfing beaches as well as the championship golf course at Trevose. There is the superb Constantine Bay Stores and surf shop nearby and bustling St Merryn village is just one mile distant with a selection of restaurants, shops and public houses. Chic boutique hotel and restaurant, The Pig, can be found in the next bay of Harlyn and within easy walking distance of Dolphins. The historic and picturesque fishing town of Padstow is just four miles away and offers an extensive range of cafes, public houses and restaurants, none more so than Paul Ainsworth's Michelin starred No.6, cool seafood bar Prawn On The Lawn and of course Rick Stein's esteemed Seafood restaurant.

To find Pendoric, leave Padstow and turn right onto the B3276 and follow this road for approximately 2.8 miles driving through St Merryn. Turn right at signs to Constantine Bay and follow this lane passing through Towan. As you enter Constantine, turn left into Crescent Rise. Follow the road up bearing right when the road forks. Bear right again and Pendoric can be found in the bottom left hand corner. The postcode for satellite navigation is PL28 8JE. What3words: renovated.ledge.tinted



TOTAL FLOOR AREA : 2557 sq.ft. (237.5 sq.m.) approx.

