



Trevoynne

HARLYN BAY



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ESTATE AGENTS





- **Located in Highly Desirable Harlyn Bay**
- **Approximately 200 Yards from the Sand & Surf**
- **Far Reaching Sea & Coastal Views**
- **Substantial Detached Modern House of over 2,260 Square Feet**
- **Four Double Bedrooms/Two En-Suite**
- **Reverse Living Accommodation with Two Balconies**
- **Large Private Rear Gardens**
- **Ample Off Road Driveway Parking & Integral Garage**



Superbly and conveniently located less than 200 yards from the beautiful stretch of golden sand that is Harlyn Bay, this substantial & notable four double bedroom detached house offers over 2260 square feet of modern, reverse style accommodation encompassing a vista of North Cornish coastline.

Properties in Polmark Drive are rare to the market and Trevoyne represents a golden opportunity to secure that beachside home in a private cul-de-sac just moments from the waters edge.



Internally, Trevoynne benefits from reverse style living accommodation with two principal reception rooms, separate and fully integrated contemporary kitchen, spacious double bedroom and modern shower room. There are two balconies which serve both the sitting room and dining room – the rear balcony offering far reaching views of the sea and coastline. The sitting room has a triple aspect inviting a huge amount of natural light into the space.

The ground floor comprises three double bedrooms, all of which have built in wardrobes and two of which have modern en-suite shower rooms. A further large and contemporary family bathroom, separate utility room and large integral garage complete the comfortable ground floor accommodation.

Externally, Trevoynne has an attractive façade – traditionally constructed cavity block walls with white painted render under a tiled roof alongside modern grey UPVC double glazed windows and doors. The gardens to the rear incorporate a large area of lawn with established hedge boundaries and a wraparound patio. With gated access on both sides of the property, there is ample driveway parking in front of the



## Trevoynne, 1 Polmark Drive Harlyn Bay, PL28 8PD £1,700,000 guide





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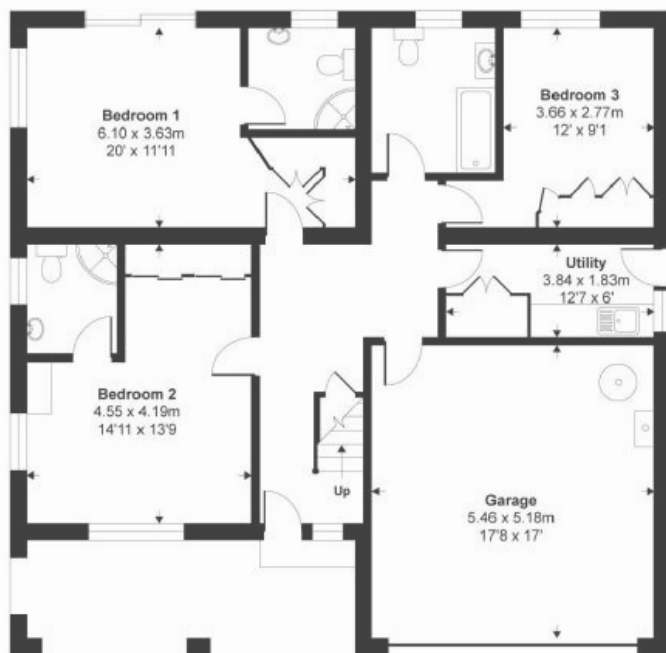
house and integral garage with further garden space on both sides. Services to the property include mains electricity and water, LP gas and private drainage. EPC rating E. Council tax band deleted. Ofcom suggest superfast broadband availability. Ofcom suggest limited 4G connectivity.

One of the seven bays on the North Coast of Cornwall, Harlyn Bay is a highly regarded coastal area of outstanding natural beauty with a beautiful stretch of golden sand, known for safe bathing and excellent surfing conditions. Explore the many rock pools and wonderful cliff top walks along the adjacent south west coastal paths which lead to both Padstow and Constantine Bay. The bay is surrounded by rugged cliffs and offers breathtaking scenery and clean, clear waters.

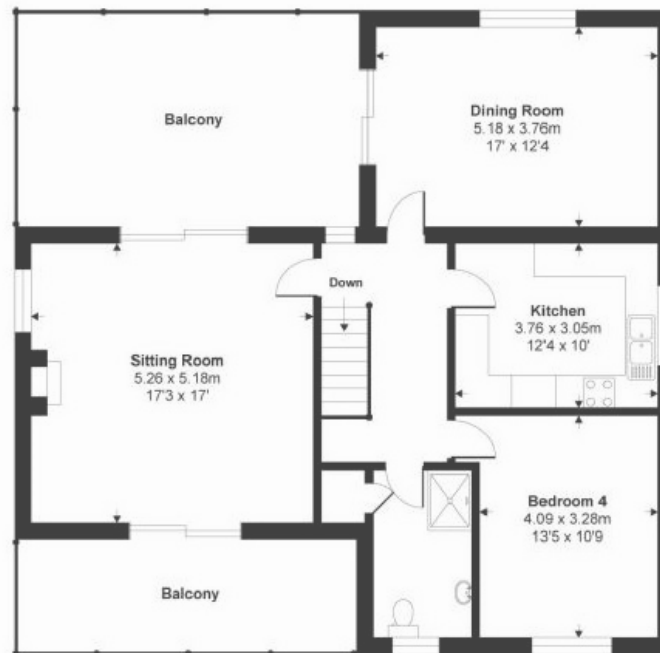
For food lovers, the local dining scene is nothing short of extraordinary. Rick Stein's esteemed Seafood Restaurant, Paul Ainsworth's Michelin-starred No.6, and the cool seafood bar Prawn On The Lawn in upmarket Padstow are just a few miles away. The revered Pig at Harlyn, an exquisitely restored 15<sup>th</sup> Century Manor House and restaurant, is located within a short stroll of Trevoyne along with The Beach Box Café and Big Pans Café down on the beach itself. Of further benefit to Harlyn Bay is the hotly anticipated new farm shop, restaurant and taproom on the site of the former Harlyn Inn. The Championship Golf Course of Trevose in nearby Constantine Bay ranks as one of the top links courses in the British Isles, also offering tennis and padel court facilities.

To find Trevoyne, follow the B3276 coast road out of Padstow towards Trevone and Harlyn, taking signs to Newquay. Follow this road for approximately one mile before turning right signposted to Harlyn Bay. Follow the lane down past the beach at Harlyn and head over the bridge. Polmark Drive can be found along on the left hand side with Trevoyne the first property on the left. The postcode is PL28 8PD. What3words: mainly.sushi.grudges

#### TOTAL APPROX FLOOR AREA 2267 SQ.FT. (210.6 SQ.M)



GROUND FLOOR



FIRST FLOOR