

Talskiddy

HARLYN BAY



Jackie Stanley
ESTATE AGENTS



- **Brand New Property of Superior Architectural Design**
- **Located in Highly Desirable Harlyn Bay Approximately 240 Meters from the Sand & Surf**
- **Far Reaching Ocean & Countryside Views**
- **Over 3,400 Square Feet of Contemporary & Luxurious Accommodation**
- **Five Double Bedrooms/Five Sumptuous En-Suite Bathrooms**
- **Three Generous Reception Rooms with Four Juliette Balconies**
- **Large Private Landscaped Gardens Extending to Approximately 0.2 Acres**
- **Ample Driveway Parking & Detached Summerhouse**

Jackie Stanley are thrilled to bring to the market this unique and desirable opportunity on the rugged North coast of Cornwall, a brand new property of superior architectural design situated in a privileged position just 240 meters from the sand and surf of Harlyn Bay.

Completed in 2024, Talskiddy was conceived by renowned architects Laurence Associates who demonstrate a prestigious portfolio across the South West. The premium specification and sympathetic design include local cut stone and Cedar external

elevations, a reclaimed Delabole slate roof, high performance Aluminium windows and doors, a bespoke kitchen with hand crafted Pippi Oak cabinetry, Lusso bathroom furniture including scalloped marble tiles, engineered oak and slate floors, four Juliette balconies and an air source underfloor heating system.

The 3,431 square feet of luxurious and expansive accommodation includes five genuine double bedrooms each with herringbone weave carpets and a uniquely styled and sumptuous en-suite bathroom. The living spaces are generous and cleverly conceived, providing both ground and first floor living rooms together with a sociable kitchen/dining room that opens onto the enclosed rear patio. The aforementioned Pippi Oak kitchen is complimented by Corian and oak work surfaces and integrated appliances. Of further note is the separate utility room, boot room/study, inviting entrance hall, impressive first floor atrium and cloakroom. At first floor level, one can enjoy far reaching views of the ocean and a swathe of North Cornish coastline together with rural inland views to the rear.

Talskiddy has a striking and highly attractive external façade with fully enclosed landscaped gardens and grounds that extend to approximately 0.2 acres, combining expansive lawns and thoughtfully designed patios orientated towards the South. The majority of the boundaries consist of traditional Cornish stone hedging while the rear of the house is bordered by beautiful rolling fields. There is some fledgling planting within the gardens, ample gravelled driveway parking, a gated entrance and a detached summerhouse. Services to the property include mains electricity, water and drainage with an air source underfloor heating system. EPC rating B. Council tax band TBC. Ofcom suggest superfast broadband availability. Ofcom suggest limited 5G mobile coverage.

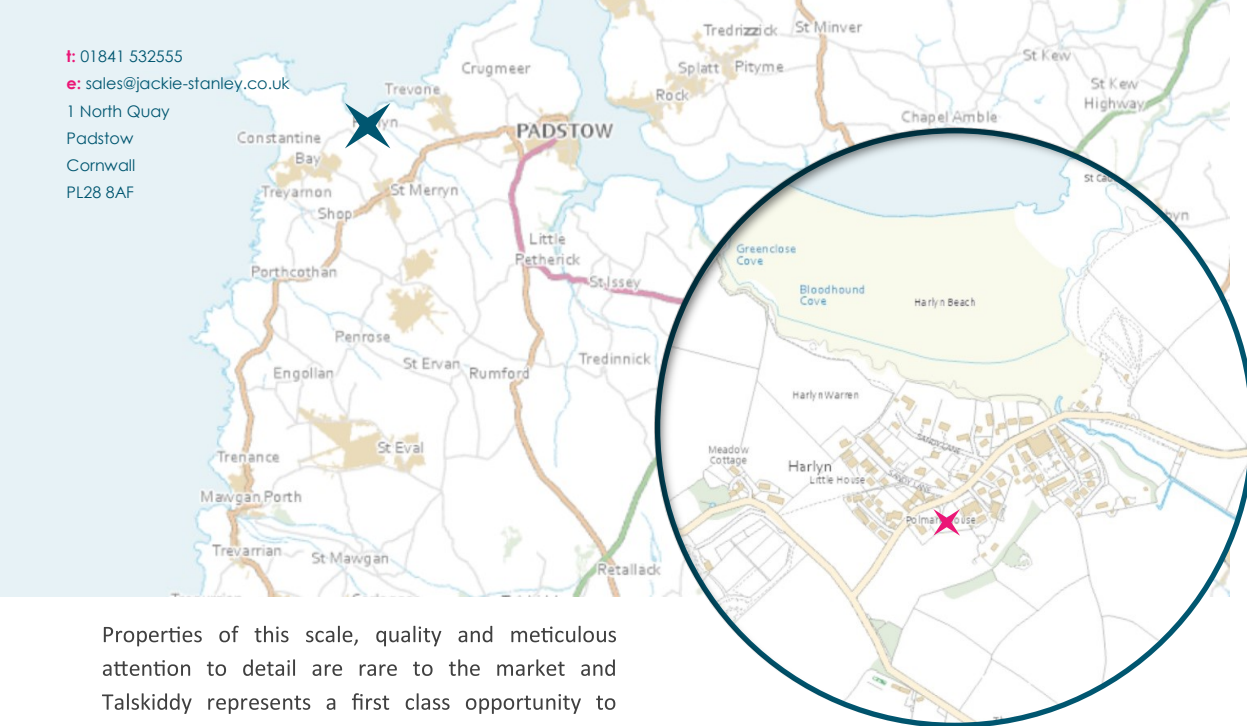
Talskiddy, Harlyn Bay, PL28 8SE
£2,850,000 guide



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Properties of this scale, quality and meticulous attention to detail are rare to the market and Talskiddy represents a first class opportunity to secure a brand new luxurious beachside home just moments from the waters edge.

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 15th Century Manor House and restaurant, is located within a short stroll of Talskiddy 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.

Whether you're a water sports enthusiast or just looking to enjoy the beauty of Cornwall, Harlyn Bay offers a tranquil yet scenic escape.

To find Talskiddy, 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. Talskiddy can be found approximately 240 meters further along on the left hand side. The postcode is PL28 8SE. What3words: quality.champions.domain

