

Grebe Cottage

HARLYN BAY



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ESTATE AGENTS



- **Located in Highly Desirable Harlyn Bay**
- **Literally 50 Yards from the Sand & Surf**
- **Far Reaching Sea & Coastal Views**
- **Cool Beachside Detached Modern House of over 1,800 Square Feet**
- **Four Double Bedrooms/Two Contemporary En-Suite Shower Rooms**
- **Air Source Underfloor Heating & MVHR System**
- **Reverse Living Accommodation with Two Balconies**
- **Private Rear Garden & Allocated Parking Space**

This cool beachside four bedroom detached modern house is amazingly and conveniently located just 50 yards from the stunning stretch of golden sand that is Harlyn Bay.

Grebe Cottage was conceived and constructed in 2022 and offers over 1,800 square feet of contemporary, versatile, reverse style accommodation encompassing a vista of coastline, beach and ocean.

Properties this close to the beach are rare to the market and Grebe Cottage represents a unique opportunity to secure that beachside home seconds from the waters edge.

The specification includes an air source underfloor heating system, a MVHR system, engineered oak floors, a contemporary fully integrated kitchen, modern bathrooms, premium aluminium windows and doors and a combination of Cedar, Zinc and natural slate elevations.

The accommodation is extremely versatile with living spaces on both the ground and first floors as well as two bedrooms on each floor. The kitchen and dining area is located on the ground floor with huge triple track sliding doors opening onto the garden with the added benefit of a boot room and contemporary family shower room.

Up on the first floor is a huge living space with high vaulted ceiling and, again, triple track sliding doors leading to a full width balcony providing picture perfect views of the adjacent beach and ocean. A second balcony is located to the front of the property alongside two double bedrooms both with stylish and modern en-suite shower rooms.

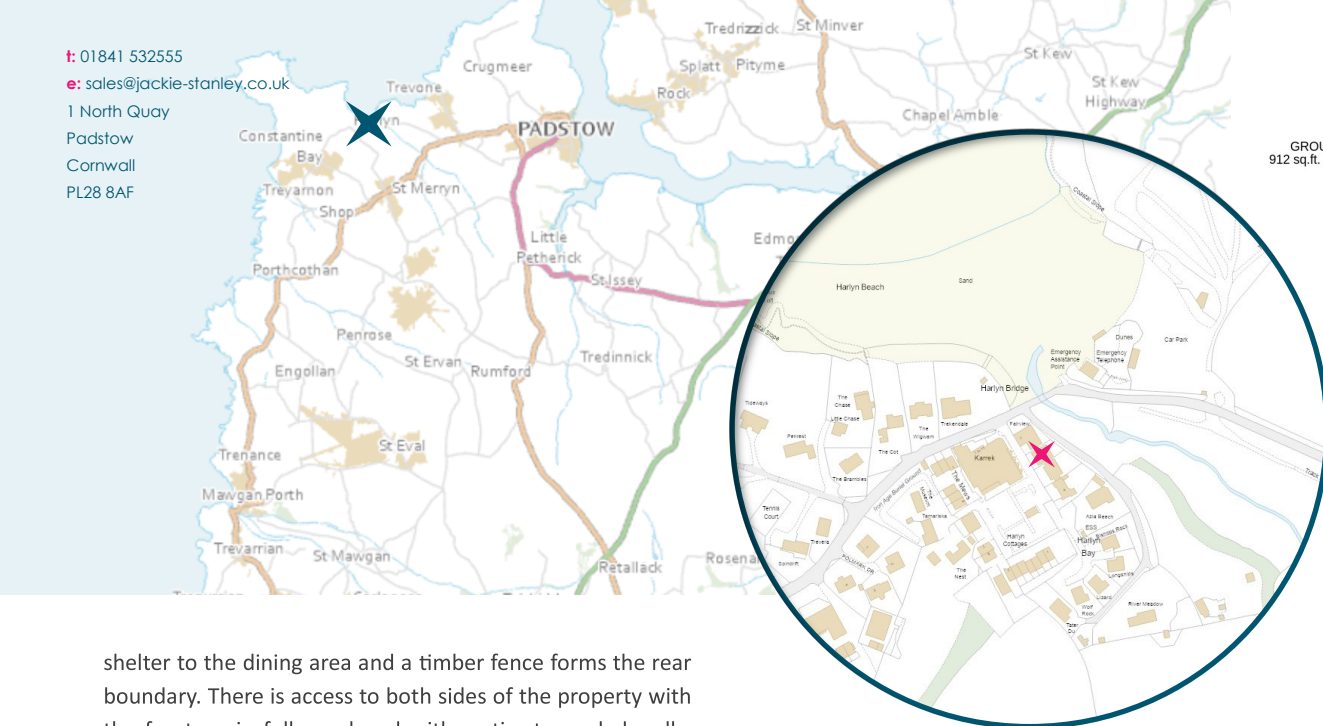
Externally, Grebe Cottage has a very private enclosed rear garden mainly laid to lawn with a patio stretching across the width of the property. A timber pergola provides a little

Grebe Cottage, Harlyn Bay

PL28 8SB £1,550,000 guide



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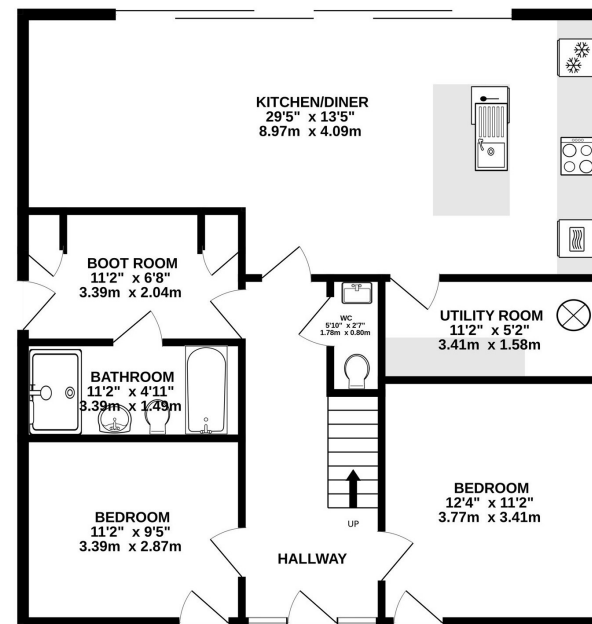
shelter to the dining area and a timber fence forms the rear boundary. There is access to both sides of the property with the front again fully enclosed with rustic stone clad walls, patio, low maintenance planting and a timber storage facility. Services to the property include mains electricity, water and drainage with an air source heat pump. EPC rating B. Council tax band F. Ofcom suggest superfast broadband availability. Ofcom suggest 4G mobile coverage.

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.

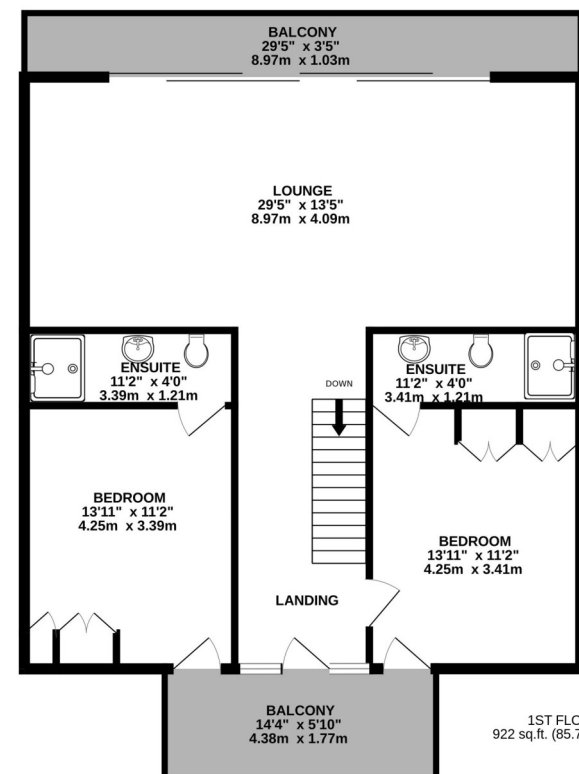
For food lovers, the local dining scene is nothing short of extraordinary. Rick Stein's esteemed Seafood Restaurant, Paul Ainsworth's Michelin-starred No.6, and the cool seafood bar Prawn On The Lawn in upmarket Padstow are just a few miles away. The revered Pig at Harlyn, an exquisitely restored 15th Century Manor House and restaurant, is located within a short stroll of Grebe Cottage 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 Grebe Cottage, 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. Take the first turning on the left hand side immediately after the bridge and Grebe Cottage is the second property on the left. The postcode is PL28 8SB. What3words: suiting.proves.deluded

GROUND FLOOR
912 sq.ft. (84.8 sq.m.) approx.



TOTAL FLOOR AREA : 1835 sq.ft. (170.5 sq.m.) approx.



1ST FLOOR
922 sq.ft. (85.7 sq.m.) approx.