

# Barley Park

TREVONE



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ESTATE AGENTS





- ***Substantial Detached Dormer Bungalow of Over 1,680 Square Feet***
- ***Sea Views, Approximately 700 Metres from the Sandy Beach & Rock Pools of Trevone Bay***
- ***Located on a Private Road***
- ***Three Double Bedrooms/Two Bathrooms***
- ***Four Reception Rooms***
- ***Enclosed Private Gardens Approaching 0.25 Acres***
- ***Large Detached Garage, Workshop, Potting Shed & Greenhouse***
- ***Ample Driveway Parking***

Tucked away on a quiet and highly sought after private road just 700 metres from the much loved beach at Trevone Bay, Barley Park presents an opportunity to have your dream coastal home. Set within generous gardens and grounds approaching 0.25 acres, this detached dormer bungalow offers a peaceful setting and sea views, complete with a double sided log burner for those chillier winter days.

The property is one you can most definitely move straight into and enjoy, or treat as a project to modify as you wish - subject to



planning permission. There is ample parking on the block paved driveway, over the lower part of which access rights accrue to the neighbouring bungalow. There is also a short cut to the coast path just down the road.

This is a rare opportunity to secure a property in one of North Cornwall's most sought after locations. Barley Park offers the ideal canvas for the perfect home.

The accommodation briefly comprises four reception rooms and two bedrooms on the ground floor together with a fitted kitchen, family bathroom and master en-suite shower room. There is a double sided wood burner serving the main sitting room and second reception area.

From the study area, stairs rise to the first floor where one will find a spacious double bedroom with far reaching sea and coastal views from the Velux window and plenty of eaves storage.

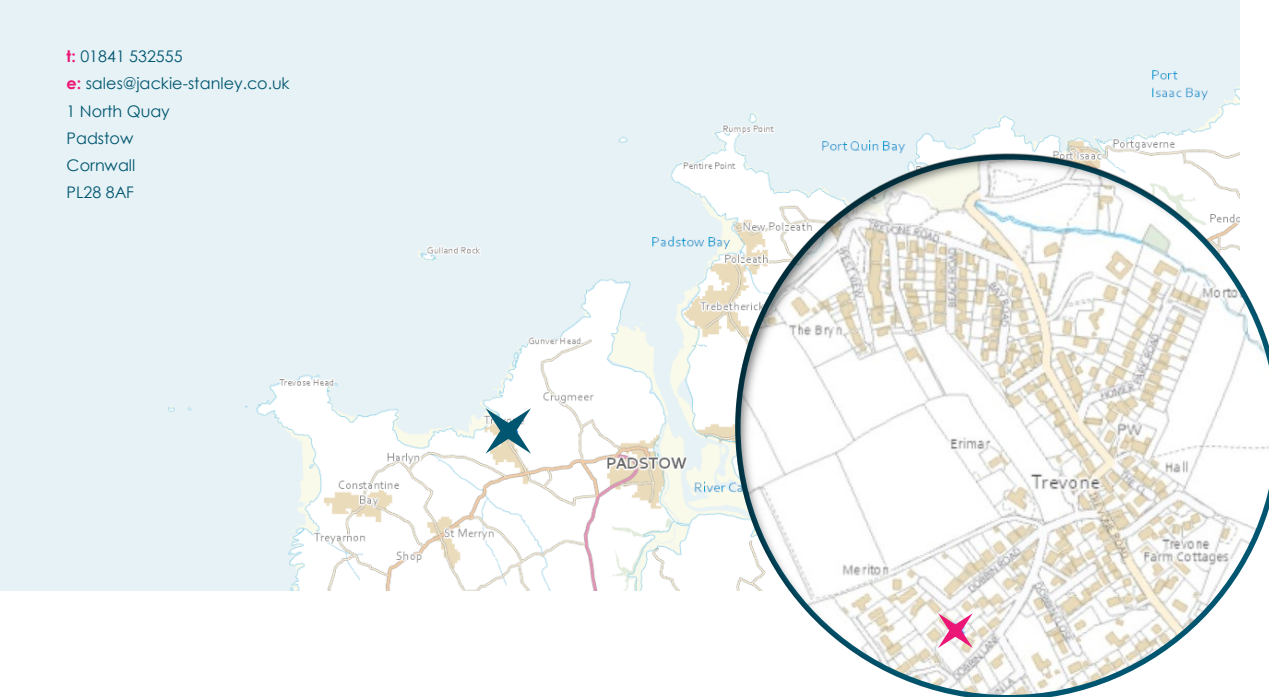
Externally, the gardens and grounds extend to almost 0.25 acres. The established and mature gardens wrap around the property providing privacy, colour and interest. The detached garage provides excellent storage space whilst the

**Barley Park, Trevone, PL28 8QW**  
£850,000 guide





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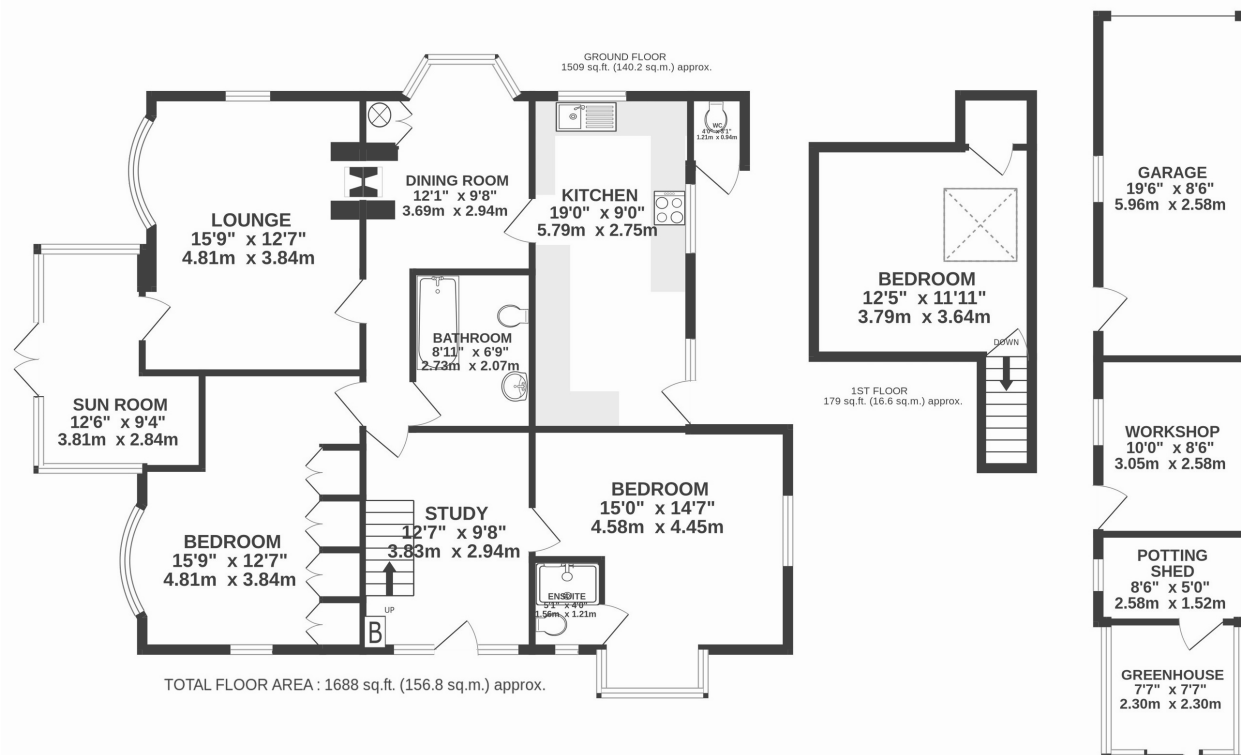


workshop, potting shed and greenhouse cater perfectly to keen gardeners, hobbyists, or those in need of practical, flexible outdoor space. There is ample opportunity to further landscape or develop the grounds to suit a variety of lifestyles, whether for leisure, work-from-home creativity or future expansion.

Services to the property include mains gas, water, electricity and drainage. EPC rating D. Council tax band E. Ofcom suggest ultrafast broadband availability. Ofcom suggest 5G mobile connectivity.

Trevone Bay is a highly popular coastal village in an area of outstanding natural beauty. There is a beautiful sandy beach, a wonderful separate slate beach ideal for children to go rock pooling, and a fabulous footpath for stunning walks along the North Cornish coast. The highly regarded farm shop, a short walk up the hill, supplies a wonderful range of fresh local produce and the surf shop by the beach also has a great cafe. The historic and picturesque fishing town of Padstow is less than two miles away and has many lovely cafes, pubs and restaurants including Paul Ainsworth's Michelin-starred No. 6, cool seafood bar Prawn On The Lawn and Rick Stein's esteemed Seafood Restaurant.

To find Barley Park, follow the B3276 coast road out of Padstow towards Trevone following signs to Newquay. Follow this road for just over half a mile and then turn right at signs for Trevone. Follow Trevone Road down towards the beach before turning left onto Dobbin Road opposite the village hall. Continue down Dobbin Road passing The Well Parc. At the end of Dobbin Road turn left into the driveway of Barley Park. The postcode for satellite navigation is PL28 8QW. What3words: beak.tinned.staging



*"Set within generous gardens and grounds approaching 0.25 acres, this detached dormer bungalow enjoys a peaceful setting with ample parking, sea views, and a detached workshop/shed/garage outbuilding"*