



Pengarth

TREVONE



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ESTATE AGENTS



- **Charming Detached House**
Less than 100 Metres from the
Sandy Beach & Rock Pools of
Trevone Bay
- **Three Bedrooms/Two Modern**
Bathrooms
- **Three Reception Rooms**
- **Modern Kitchen & Separate**
External Utility Room &
Cloakroom
- **Detached Chalet/Store Room**
with Shower & Cloakroom
- **Large Enclosed Garden**
- **Ample Driveway Parking**
- **Currently a Successful Holiday**
Let

Situated less than 100 metres from the beautiful and revered sandy beach at Trevone Bay is Pengarth, a charming three bedroom detached home of fine presentation and character.

The location of Pengarth provides immediate passage to both the sheltered sandy beach and the popular tide pools of Rocky beach as well as the dramatic coastal scenery via the South West coast path.

Pengarth has three genuine double bedrooms on the first floor as well as an en-suite shower room together with a family bathroom.

The ground floor has no less than three reception rooms including a comfortable lounge with gas fire and a dining room which steps down into the living room. Patio doors then open onto the enclosed and private garden at the rear. The kitchen, to the side of the house, has a fully fitted modern range of floor and wall cabinets and drawers, dishwasher, electric oven, hob and fridge/freezer. The utility room is accessible from outside and has a washing machine and tumble dryer. There is also an outside cloakroom for convenience.

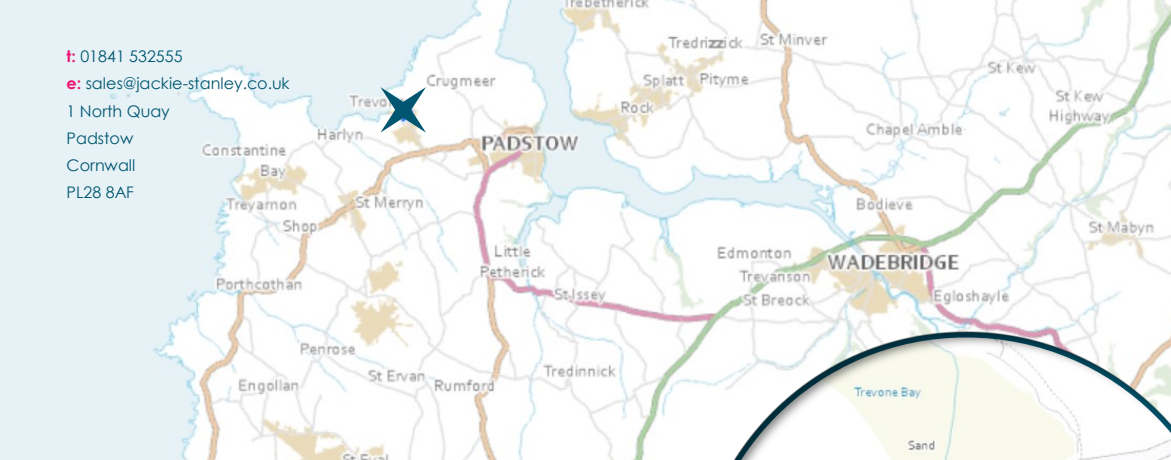
The gardens are mainly laid to lawn with mature and establish boundaries and a small raised patio with steps. To the front of the property is a detached chalet with a heated electric shower, perfect for coming back from the beach, and plenty of storage space. Ample off road parking is available on the driveway.

Pengarth, Trevone, PL28 8RE

£975,000 guide



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Services to the property include mains gas, water, electricity and drainage. EPC rating E. Council tax band deleted. Ofcom suggest ultrafast broadband availability and 5G mobile coverage. Fibre broadband currently in place.

This property also offers the opportunity for further development, with scope to convert the attic space, subject to the necessary planning approvals.

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 café with a bar and evening music. 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 Pengarth, 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 all the way down towards the beach, passing the beach and the carpark on your right. Turn left into Sandy Lane and Pengarth can be found along on the left hand side. The postcode for satellite navigation is PL28 8RE. What3words: copper.girder.upwardly



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