



Tarkas Rest



# Tarkas Rest Sandy Lane

Padstow, Cornwall, PL28 8RE

Trevone Beach 250 metres - Padstow 2.4 miles - Wadebridge 8.9 miles

Wonderful coastal property on a generous plot enjoying privacy and seclusion, moments from Trevone Beach.

- Detached House
- Annexe Potential
- Countryside Views & Sea Glimpses
- South Facing Garden
- Freehold
- Four Double Bedrooms
- Moments From The Beach
- Generous Plot Approx. 0.62 Acres
- Ample Parking & Garage
- Council Tax Band: A

Guide Price £1,350,000

## SITUATION

Trevone has long since been one of the most popular bays south of Padstow, renowned for its delightful beaches and scenic walks. Nestling between Padstow and Harlyn there are two entirely different beaches, one sandy for surfing enthusiasts and families while the other is a picturesque rocky beach perfect for exploring rock pools. The village offers a range of local facilities including a beach store and local public house. The picturesque fishing harbour of Padstow is 2.4 miles away with the former market town of Wadebridge 8.9 miles away, both offering shopping and educational facilities and a wide range of sports and social clubs. Newquay airport is approximately ten miles away with regular scheduled flights to both domestic and international destinations. Mainline rail services are available at Bodmin Parkway connecting to London Paddington via Plymouth. Access to the A30 can be gained at Bodmin connecting the cathedral towns of Truro and Exeter.

## DESCRIPTION

A rare opportunity to acquire a substantial house set within a generous plot of approximately 0.62 acres in Trevone. Tarkas Rest is being offered to the market for the first time since its construction in 1990 and is located at the end of a no through road close to the centre of the village and beaches. This expansive coastal residence offers flexible accommodation with the opportunity to create an annexe in part of the house. The property benefits from a private and secluded location and has been impeccably maintained to a high standard by its current owners.



## ACCOMMODATION

The front door leads into an entrance porch and then into the full-height hallway with stairs to the first floor. The sitting room features a built in log burning stove and access to a delightful garden room with double doors to the rear garden. The modern fully fitted kitchen has wood block and Corian worksurfaces, an Everhot electric stove and an adjoining utility room and pantry. To the side of the kitchen is a large boot room and access to the rear garden. From the kitchen there are steps down to a generous studio/craft room, ideal for conversion to additional bedrooms or annexe accommodation.

On the first floor there is a galleried landing with access to four double bedrooms and the family bathroom. Bedroom Two overlooks the rear garden and Bedrooms Three and Four overlook the front. The bathroom benefits from a corner bath, walk-in shower and a concealed WC and basin with vanity unit. Bedroom One is a generous dual aspect double room with an en-suite and is accessed via a dressing area. The room benefits from countryside views, sea glimpses and a balcony with stairs leading to the rear garden. The en-suite has a walk-in shower, vanity basin and low level WC.

## OUTSIDE

To the front is a driveway with parking for multiple vehicles which leads down the side of the property, past the garage and into the rear garden. The gated front garden is laid mainly to lawn and is surrounded by a wide variety of trees and shrubs. The south facing rear garden has a number of sunny seating areas, a large productive vegetable patch, greenhouse, potting shed and workshop. Beyond is a large lawn bounded by a variety of fruit trees and shrubs with a naturally fed pond at the end of the secluded garden.

## VIEWINGS

Strictly by prior appointment with the vendor's appointed sole agents, Stags. 01208222333.

## SERVICES

Mains electricity, gas, water and drainage. Photo-voltaic panels installed on the roof generating a FIT tariff. Broadband availability: Ultrafast and ADSL. Mobile Phone Coverage: Voice. (Broadband and mobile information via Ofcom). Please note the agents have not inspected or tested these services.

## DIRECTIONS

From Padstow, follow B3276 and after 1.1 miles, turn right onto Trevone Road. Continue on Trevone road, past the beach car park and shop on the right hand side and turn left into Sandy Lane. Continue down to the very end of this private tarmacked road and the property is straight ahead.

What3Words: [///vocal.seaside.webcams](https://www.what3words.com/vocal.seaside.webcams)



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		72	76
EU Directive 2002/91/EC			

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Approximate Area = 2565 sq ft / 238.2 sq m  
 Garage = 196 sq ft / 18.2 sq m  
 Utility = 47 sq ft / 4.3 sq m  
 Total = 2808 sq ft / 260.7 sq m  
 For identification only - Not to scale

**First Floor**

- Bedroom 3: 3.96 x 2.46m (13' x 8'1")
- Bedroom 2: 3.45 x 2.90m (11'4" x 9'6")
- Bedroom 4: 3.68 x 2.44m (12'1" x 8")
- Bedroom 1: 4.37 x 3.00m (14'4" x 9'10")
- Balcony
- Down

**Ground Floor**

- Studio: 8.36 x 3.96m (27'5" x 13')
- Boot Room: 4.45 x 2.97m (14'7" x 9'9")
- Kitchen: 7.19 x 3.86m (23'7" into bay x 12'8")
- Sitting Room: 6.22 x 3.91m (20'5" x 12'10")
- Garage: 2.89 x 2.70m (9'6" x 8'10")
- Garden Room: 5.26 x 3.35m (17'3" x 11')
- Utility
- Pantry
- Hallway
- Up
- Cloakroom / Utility

RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2024. Produced for Stags. REF: 1116864