

CORNWALL ESTATES

PADSTOW



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CRAIG-Y-MOR, TREVONE BAY, PL28 8QY

GUIDE PRICE £1,000,000

- BEACH FRONT PROPERTY
- STUNNING SEA & BEACH VIEWS
- FREEHOLD GROUND FLOOR APARTMENT
- FOUR BEDROOMS
- WELL PRESENTED
- CHARACTER FEATURES
- COURTYARD GARDEN
- UNIQUE OPPORTUNITY



GROUND FLOOR
1237 sq.ft. (115.0 sq.m.) approx.



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TOTAL FLOOR AREA : 1237 sq.ft. (115.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 c	75 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Occupying a truly spectacular location just footsteps from the beach, Craig-Y-Mor is an individual, well presented, ground floor apartment enjoying breathtaking views over Trevone Bay and to the Round Hole.

A unique property full of character, the accommodation includes a beautiful sun room overlooking the bay, a cosy sitting and dining room which leads through to a contemporary bespoke kitchen. There are four bedrooms in total, the spacious master suite includes an en-suite cloakroom, and there is a large family bathroom. Tucked at the rear of the kitchen there is a low maintenance courtyard garden.

The stunning sandy beach is just a few meters away, from the sun room you can relax on the lounge seating and watch the surf rolling in. A few extra steps around the corner there is also a beautiful rocky beach with a unique tidal pool, a brilliant spot to explore. With access to the South West Coast Path in seconds.

Designed with beachside living in mind, there is wood flooring throughout and a gated side entrance including an outdoor shower and board racks which provides access into the family bathroom with underfloor heating.

A rare opportunity to purchase a property in such a fabulous location, ideal as a main residence or a holiday home and offered fully furnished.

ACCOMMODATION

ENTRANCE

Stable door to:

SUN ROOM

With sash and double glazed windows to the front elevation, and glazed windows to the side, stunning views over Trevone Bay and the Round Hole, built in bench seating, 2 radiators, exposed stone walls, recessed spotlights, doors to:

SITTING / DINING ROOM

Exposed stone wall, recessed spotlights, radiator, open to:

KITCHEN

Double glazed window to the rear elevation, a range of bespoke base and wall units with wooden worksurfaces incorporating stainless steel sink unit, electric oven with four ring gas hob, inset fridge freezer, built in dishwasher, radiator, recessed spotlights, arch to:



HALL

Cloaks cupboard, utility area including wooden worksurface, washing machine, tumble drier, double glazed window to the side, recessed spotlights, double glazed door to the courtyard, doors to bedrooms & bathroom.

BEDROOM 4

Sash window to the side elevation, built in bunk bed, recessed spotlights, radiator.

BATHROOM

UPVC stable door to the side providing access from the beach, fully tiled wet room with bath, shower, low level WC, pedestal wash hand basin, underfloor heating, recessed spotlights.

INNER HALL

Wall light and doors to bedrooms 2 & 3.

BEDROOM 3

Double glazed window to the side elevation, wall mounted gas boiler, radiator, ceiling light.

BEDROOM 2

Velux window, double glazed window to the front elevation, radiator, ceiling light, spotlight.

BEDROOM 1

2 double glazed windows to the front elevation, radiator, recessed spotlights.

EN-SUITE CLOAKROOM

Low level WC, pedestal wash hand basin, recessed spotlights.

OUTSIDE

From the hallway there is a small courtyard area which is fully enclosed. There is a gated side entrance which is perfect for coming off of the beach, with an outdoor shower, hose and surf board / wetsuit racks, giving access into the bathroom. Craig-y-Mor has the right to park on the green opposite Atlantic Terrace.

SERVICES / NOTES

Mains gas, water, electricity, drainage. Council tax band B. Superfast fibre to cabinet broadband. Limited voice or data services indoor for O2, Vodafone, EE or Three. EE, O2 and Vodafone have voice, data and enhanced services available outdoors. Cavity wall and stone construction. Leasehold. Craig-y-Mor has the right to park on the green opposite Atlantic Terrace. Further car parking areas nearby, pay and display car park. No EV charging at the property, nearby facilities approx 1.5 miles. Property is within an Area of Outstanding Natural Beauty. Surface water; the chance of flooding is very low. The chance of flooding between 2040 and 2060 is very low. Rivers & the sea; the chance of flooding is very low. The chance of flooding between 2036 and 2069 is very low.







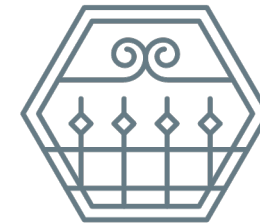




Trevone Bay is a truly wonderful spot on the North Cornish coast. Home to a stunning sandy beach ideal for families and surfers, which extends around to an additional rocky beach featuring a unique tidal swimming pool.

With direct access to the famous Southwest Coast Path in either direction, as well as some of the most incredible coves and rockpools on the North Cornwall coast, not to mention the famous 'Round Hole', Trevone is a beautiful place for exploring.

For a wider variety of restaurants and shops, the picturesque harbour town of Padstow is only one mile away – an easy drive or a lovely walk in the sunshine – offering a superb range of quality restaurants, bars, boutique shops and galleries.



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