

CORNWALL ESTATES

PADSTOW



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11 KARREK, HARLYN
BAY, PL28 8SB

OIEO £995,000

- 20M FROM THE BEACH

- RECENTLY CONSTRUCTED

- STYLISH INTERIOR

- THREE BEDROOMS

- SEA VIEWS

- TWO BALCONIES

- HOT TUB

- ALLOCATED PARKING





UPPER FLOOR

Dimensions

Total 1458.5 Sq.Ft.

Kitchen/Dining – 7.3m x 3.2m / 24'2" x 10'7"

Living – 5.0m x 4.3m / 16'5" x 14'3"

Master Bedroom – 4.7m x 4.5m / 15'5" x 14'8"

En-suite – 2.5m x 1.6m / 8'4" x 5'4"

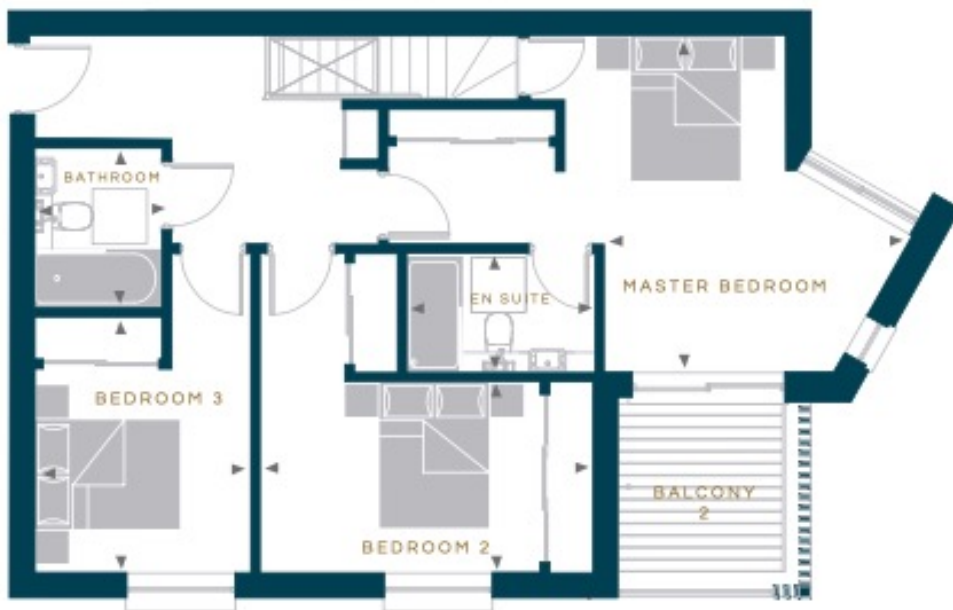
Bedroom 2 – 4.5m x 2.6m / 15'0" x 8'6"

Bedroom 3 – 3.5m x 2.9m / 11'5" x 9'7"

Bathroom – 2.1m x 1.7m / 7'1" x 5'7"

Balcony 1 – 2.7m x 2.6m / 8'8" x 8'7"

Balcony 2 – 7.6m x 4.0m / 25'0" x 13'3"



LOWER FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Situated opposite the beach at Harlyn Bay, this luxury apartment offers beautiful accommodation within a stone's throw of the sand.

Laid over two floors, the entrance is on the first floor of the development, with a private access into the apartment. From the hall are three double bedrooms and a modern family bathroom. The master suite includes a stylish en-suite shower room and a private balcony. On the second floor there is a bright and airy open plan living space with another larger balcony where you can relax and enjoy a stunning outlook over the bay. There is also a useful utility area and separate cloakroom.

The grounds include allocated parking for two cars. There are two communal pay as you go charging points, a communal bin store and outdoor shower.

Harlyn Bay is a highly sought after location, most well-known for its beautiful sandy beach, located right on the South West Coastal Path. A mile away is the famous Trevose Golf & Country Club with both long and short courses amongst the most spectacular scenic backdrop. With plenty of dining options nearby, such as 'The Pig at Harlyn' or 'The Cornish Arms' pub in St Merryn, owned by Rick Stein. And the picturesque harbour town of Padstow is just five minutes away, with an array of gourmet restaurants, bars, boutique shops and galleries.

ACCOMMODATION

ENTRANCE

Communal secure entry into the building. Stairs or lift to the first floor. Private entrance door to:

HALL

Recessed spotlights, doors to bedrooms and bathroom, stairs to first floor.

BATHROOM

Panelled bath with shower over, fitted wash hand basin, low level WC, matt black fittings, grey tiling, heated towel rail, recessed spotlights, extractor fan.

BEDROOM 2

Double glazed window to the rear elevation, recessed spotlights, wall lights.

BEDROOM 3

Double glazed window to the rear elevation, recessed spotlights.

BEDROOM 1

Double glazed window to the side elevation, double glazed sliding doors to the rear leading to a private south facing balcony, cupboard housing underfloor heating controls, dressing area, recessed spotlights, wall lights, door to:



EN-SUITE

Shower enclosure, low level WC, fitted wash hand basin, matt black fittings, porcelain tiling, heated towel rail, extractor fan, recessed spotlights.

Stairs to the second floor;

LANDING

Door to cloakroom and living room, storage cupboard, cupboard housing heating system and hot water cylinder, recessed spotlights.

CLOAKROOM

Low level WC, fitted wash basin, double glazed window to the side elevation.

OPEN PLAN LIVING

Double glazed sliding doors to the side elevation giving access to the balcony which enjoys beautiful beach and sea views, further double glazed windows to the side and rear elevations, recessed spotlights. Contemporary fitted kitchen including a range of base and wall units, inset 1 ½ bowl stainless steel sink unit with matt black Pro-boil tap, built in fridge freezer, built in dishwasher, built in wine fridge, built in oven, grill and microwave. Skylight over kitchen area. Door to utility cupboard including wall units, washing machine and tumble drier with worktop over.

BALCONY

Composite decking, timber and glass balustrades, beautiful views to the beach and sea, hot tub.

PARKING

Allocated parking for two cars. Pay as you go EV charging available on site.

SERVICES

Mains electricity. Mains water. Mains sewerage. Ground source heat pump. Electric underfloor heating throughout. Fibre broadband. Mobile service limited.

COUNCIL TAX

Band Deleted

TENURE

Leasehold 199 years. Service charge approx. £1,500 - £2,000 pa, peppercorn ground rent.

CONSTRUCTION

Brick, block & timber construction. 9 years remaining LABC warranty.

PLANNING

Interior works to be completed on remaining ground floor space – PA23/03132.









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