

CORNWALL ESTATES

PADSTOW





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PADSTOW

Porthmissen, 4 Trevone Farm  
Cottages, Trevone Bay,  
PL28 8QJ

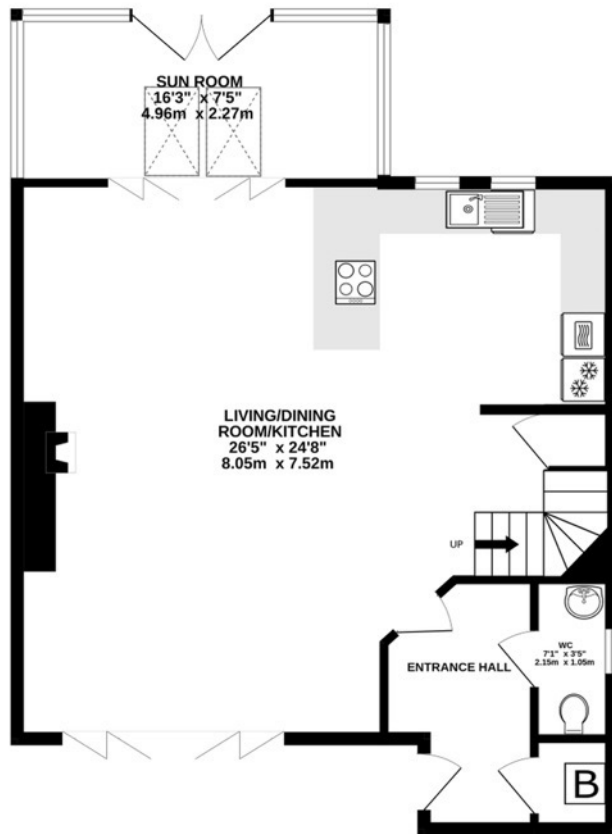
£860,000

- CONTEMPORARY DETACHED HOLIDAY HOME
- UNIQUE DESIGN
- THREE DOUBLE BEDROOMS
- MASTER EN-SUITE
- COUNTRYSIDE VIEWS
- ALLOCATED PARKING
- GARDENS
- WALK TO THE BEACH
- SUCCESSFUL HOLIDAY RENTAL

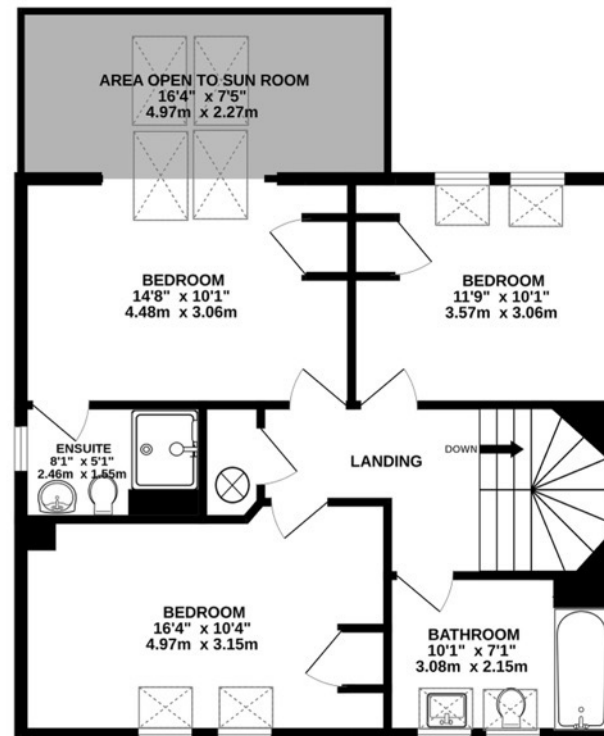




GROUND FLOOR  
789 sq.ft. (73.3 sq.m.) approx.



1ST FLOOR  
637 sq.ft. (59.2 sq.m.) approx.



TOTAL FLOOR AREA : 1425 sq.ft. (132.4 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	81 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## IMPORTANT NOTICE

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A contemporary detached holiday home of individual design, situated in an attractive position within walking distance of the beautiful beach at Trevone Bay.

The property was constructed in 2012, with features including a curved Sarnafil roof inspired by the lifeboat station at Mother Iveys, aluminium double glazing, underfloor heating throughout and internal designs by renowned interior designer Jill Stein.

The accommodation comprises open plan living areas to the ground floor, with a separate garden room providing an additional seating area, plus utility cupboard and wc in the hall. To the first floor there are three double bedrooms, with en-suite shower facilities to the master room, and a modern family bathroom. Lovely views to the nearby countryside can be enjoyed from the two front bedrooms. There is a private garden to the rear of the property with a decked seating area and lawn, plus allocated parking within the development.

The property has been successfully holiday let for a number of years and offers an ideal, easy to maintain, holiday residence in this sought after location.

## ACCOMMODATION

### ENTRANCE

Double glazed front entrance door to;

### LOBBY

Slate tiled flooring, recessed spotlights, built in cupboard housing Worcester gas fired central heating boiler, space and plumbing for automatic washing machine.

### CLOAKROOM

Low level WC, double glazed window to the side, fitted wash hand basin, tiled flooring extractor, ceiling light.

### OPEN PLAN LIVING / DINING ROOM & KITCHEN

Bi-folding doors to the front and rear, contemporary wood burning stove, built in shelving and cupboards. The kitchen boasts a contemporary range of base & wall units incorporating AEG oven and microwave, built in fridge and freezer, dishwasher. Breakfast bar with pendant lights over, tiled flooring. Two windows overlooking the front, stainless steel sink unit with mixer tap, induction hob with stainless steel extractor over. Built in understairs cupboard.







### GARDEN ROOM

French doors to the front garden, glazed to three sides, four remote controlled velux windows.

Stairs to first floor, Oak and glass staircase with low level lighting

### LANDING

Window to the side, built in cupboard housing hot water cylinder which is supplemented by solar panels.

### BATHROOM

Tiled walls and flooring, two sets of velux windows, panelled bath with shower over, close coupled WC, pedestal wash hand basin, extractor.

### BEDROOM ONE

Galleried balcony to the front overlooking the garden room, frosted glass. Built in wardrobe with shelving, recessed spotlights, door to;

### EN-SUITE

Tiled walls and flooring, shower enclosure, fitted wash hand basin, close coupled WC, ceiling light, extractor.

### BEDROOM TWO

Velux windows overlooking the rear, recessed spotlights, built in wardrobe with shelving beside.

### BEDROOM THREE

Velux windows overlooking the front, recessed spotlights, built in wardrobe with shelving beside.

### OUTSIDE

To the rear is a sheltered and private garden comprising decking and lawned areas. There is a hot water shower to the rear wall.

### PARKING

Parking for one car allocated plus visitor spaces available.

### TENURE

Freehold. Holiday use only. Management fees for communal areas approx. £1,800 pa.

### SERVICES & INFORMATION

Mains gas, water, electricity & drainage. Underfloor heating (gas). Solar panels. Council tax band D. Timber frame construction, pitched roof, fully double glazed. Superfast broadband to the cabinet. Limited voice service with O2 and Vodafone. Surface water; the chance of flooding is very low. The chance of flooding between 2040 and 2060 is low. Rivers & the sea; the chance of flooding is very low. The chance of flooding between 2036 and 2069 is very low.



















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