

# CORNWALL ESTATES

PADSTOW



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**THE WATERGATE,  
15 OCEAN BLUE,  
TREYARNON BAY,  
PL28 8JN**

**£795,000**

- BEACHSIDE HOLIDAY HOME

- STUNNING SEA VIEWS

- SEA FACING BALCONY

- TWO EN-SUITE BEDROOMS

- ALLOCATED PARKING

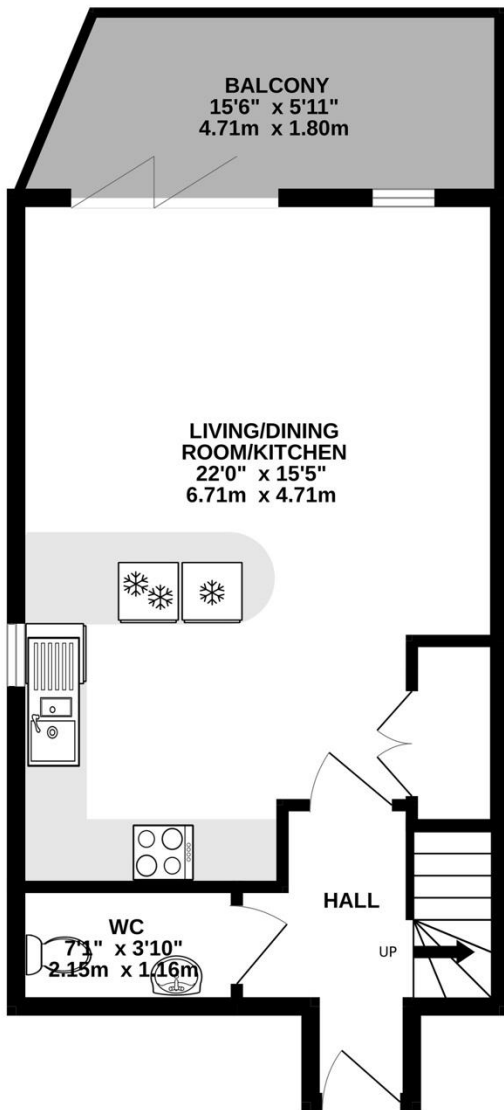
- GATED DEVELOPMENT

- MOMENTS TO THE BEACH

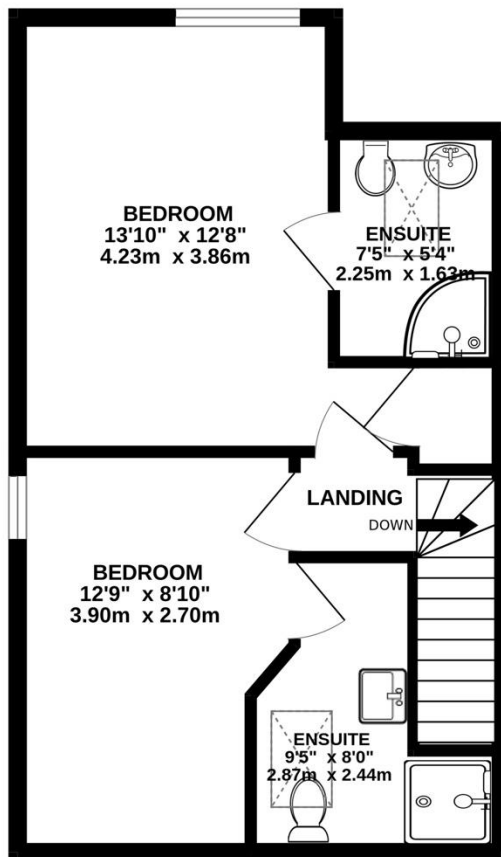
- SUCCESSFUL HOLIDAY LET



GROUND FLOOR  
409 sq.ft. (38.0 sq.m.) approx.



1ST FLOOR  
393 sq.ft. (36.5 sq.m.) approx.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	71 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**IMPORTANT NOTICE**

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TOTAL FLOOR AREA : 802 sq.ft. (74.5 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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Sitting within a gated development opposite the beach at Treyarnon Bay, The Watergate offers an ideal holiday home by the sea, with a super balcony overlooking the bay and comfortable two bedroom accommodation.

Amazing sea views can be enjoyed from the living room and master bedroom as well as the balcony where you can listen to the waves and watch the beautiful sunsets.

Located on the first and second floors of the development, the accommodation comprises open plan living space with access to the balcony plus downstairs cloakroom, and to the upper floor there are two double bedrooms, each with an en-suite shower room. With allocated parking for one car.

The property is currently a successful holiday let, sold fully furnished with onward bookings to benefit from. Please contact us for further information and rental history.

Ocean Blue is located just a stones throw from the beach at Treyarnon Bay, one of the most sought after bays in North Cornwall. The renowned surfing beach offers an interesting blend of sandy beach, rock pools, caves and gullies to explore and a natural swimming pool on the Northern side, plus stunning coastal walks in this area of natural beauty. Perfectly situated amidst the popular bays of Harlyn, Mother Ivey's, Constantine and Porthcothan, with the harbour town of Padstow within 5 miles and the award winning Trevose Golf Club just a mile away.



## ACCOMMODATION

### ENTRANCE

Located on the first floor of the building. Front entrance door to:

### HALL

Doors to living room and cloakroom, stairs to first floor, radiator, recessed spotlights.

### CLOAKROOM

Fully tiled, low level WC, pedestal wash hand basin, heater towel rail, extractor, recessed spotlights.

Continued...

### OPEN PLAN LIVING

Double glazed patio doors to the front elevation, double glazed windows to the front and side elevations, 2 radiators, recessed spotlights, under stairs cupboard housing gas boiler which was installed in April 2024. A range of base and wall units incorporating stainless steel sink unit, built in electric oven with electric hob and extractor over, built in washing machine, built in dishwasher, built in undercounter fridge and freezer, built in microwave. Stairs to the second floor;

### LANDING

Recessed spotlight doors to both bedrooms.

### BEDROOM 1

Double glazed window to the front elevation, radiator, recessed spotlights, door to;

### EN-SUITE

Tiled walls and flooring, Velux window, shower enclosure, low level WC, fitted wash hand basin, heated towel rail, recessed spotlights, extractor.

### BEDROOM 2

Double glazed window to the side elevation, radiator, recessed spotlights, door to:

### EN-SUITE

Tiled walls and flooring, Velux window, shower enclosure, low level WC, fitted wash hand basin, heated towel rail, recessed spotlights, extractor.

### BALCONY

With glass balustrade and stunning sea views.

### PARKING

Allocated parking for one car.

### SERVICES

Council tax band deleted. Mains electricity & water. Private gas & sewerage. Fibre wi-fi available. Limited mobile coverage. Standard property construction with double glazing throughout. LPG gas central heating. Located within an area of outstanding natural beauty.

### LEASEHOLD

999years from 01 January 2006. Annual management charge payable approx. £2,000 pa. Holiday use only, 12 month use but cannot be a primary residence.









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