

# CORNWALL ESTATES

PADSTOW





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TREGLISSEN,  
PORTHCOTHAN BAY,  
PL28 8LW

GUIDE PRICE £1,500,000

- OPPOSITE THE BEACH
- UNIQUE OPPORTUNITY
- POTENTIAL TO REDEVELOP
- AREA OF OUTSTANDING NATURAL BEAUTY
- DETACHED PROPERTY
- GARDENS AND GARAGE











Treglissen sits at the mouth of the Porthcothan Valley, where verdant green slopes open up to a golden sandy beach. Protected on both sides by high cliffs, this well-loved property sits within a designated area of outstanding natural beauty, which gives the glorious headlands and clifftops which surround it the same status and protection as a National Park.

Porthcothan beach provides a safe and sheltered spot for swimming at high tide, with high, grassy sand dunes that protect Treglissen from onshore breezes. At low tide, the main beach connects to other small coves that offer magical places to explore. These secluded inlets were used by smugglers in the 18<sup>th</sup> and 19<sup>th</sup> centuries, and more recently featured in the popular TV series Poldark.

Sitting around five miles south of the popular harbour town of Padstow, and only two miles from St Merryn, Porthcothan Bay is close to all necessary amenities yet remains a relatively undeveloped area with good transport links and easy access to some of the county's most popular beaches.

## ACCOMMODATION

### ENTRANCE

Part glazed door to porch with double glazed windows overlooking the front, door to;

### HALL

Radiator, stairs to first floor, doors to;

### DINING ROOM

Double glazed window overlooking the front, radiator, ceiling light.

### BEDROOM 2

Double glazed window to the side, built in wardrobes, ceiling light, radiator.

### BEDROOM 1

Double glazed window to the side, built in wardrobes, ceiling light, radiator.

### BATHROOM

Panelled bath with shower over, pedestal wash hand basin, low level WC, part tiled walls, heated towel rail, double glazed window to the rear.





### **SITTING ROOM**

Double glazed window to the side, stone fireplace extending to shelving, radiator, door to;

### **KITCHEN**

Double glazed window to the side, radiator, wood panelling to ceiling, door to hall. A range of base & wall units incorporating a stainless-steel sink unit, tiled walls, two ceiling lights. Door to;

### **SUNROOM**

Windows to the side and rear, door to the garden.

From the hall, stairs lead to the first-floor landing with a door to;

### **ROOM 3**

Double glazed window to the rear with views across the valley. Ceiling light.

### **OUTSIDE**

Detached single garage with up & over door. Driveway and hardstanding parking area with five bar gate and pedestrian gate. Enclosed rear garden comprising of lawn and patio areas. To the front is a further lawned garden with views to the valley. External store & WC with fitted wash hand basin.

### **MATERIAL INFORMATION**

Mains water, mains electricity. Oil fired central heating. Septic tank drainage. Superfast broadband available. No mobile coverage. Council tax band E.

### **PARKING**

Parking for multiple vehicles on the driveway and hardstanding.

### **SAFETY**

The room on the first floor does not meet building regulation approval. For more information, please contact the agent.

### **RESTRICTIONS**

The property is within an area of outstanding natural beauty. The property is within a designated rural area.

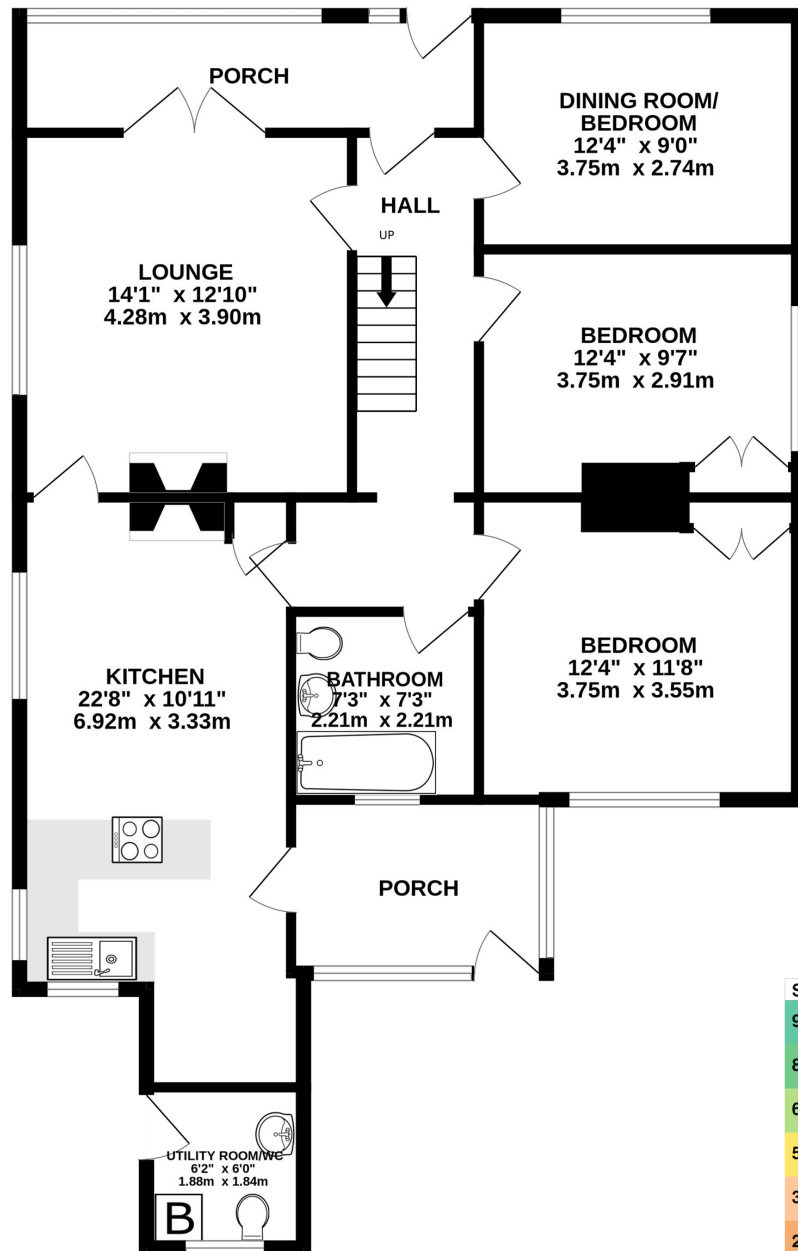
### **PLANING PERMISSION**

The neighbouring property is currently being rebuilt, under planning permission reference PA24/04342

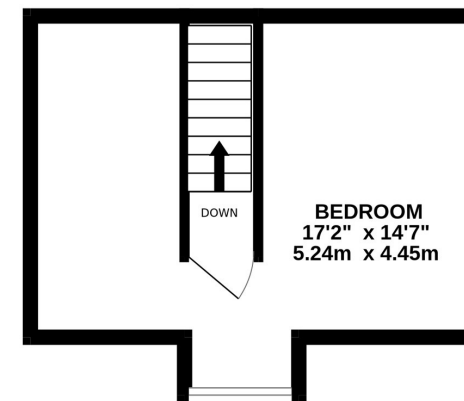




GROUND FLOOR  
1087 sq.ft. (101.0 sq.m.) approx.



1ST FLOOR  
222 sq.ft. (20.7 sq.m.) approx.



TOTAL FLOOR AREA : 1309 sq.ft. (121.6 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		
55-68	D		67 D
39-54	E		
21-38	F	25 F	
1-20	G		

#### IMPORTANT NOTICE

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# PORTHCOTHAN BAY







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