

CORNWALL ESTATES

PADSTOW



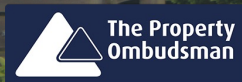
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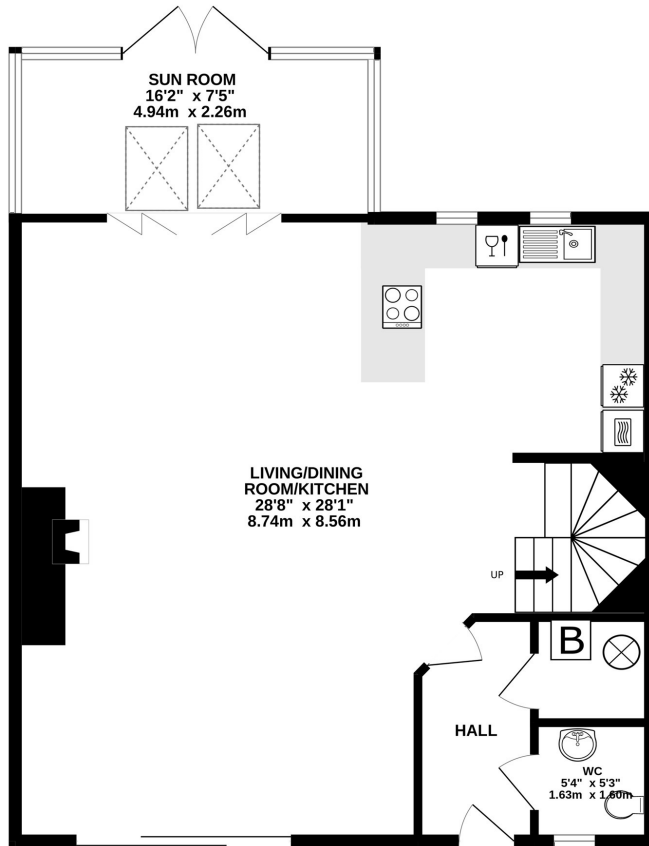
5 TREVONE FARM COTTAGES, TREVONE BAY, PL28 8QJ

£895,000

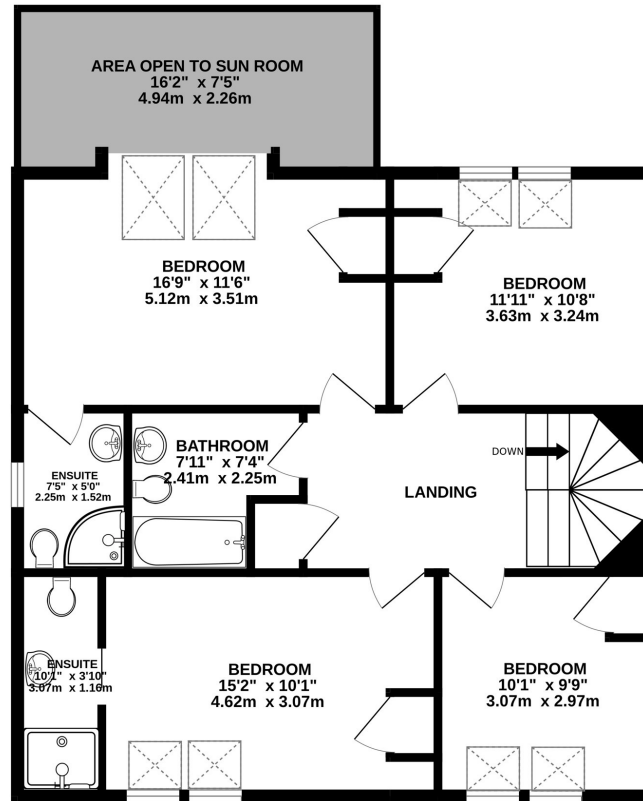
- DETACHED HOLIDAY HOME
- FOUR BEDROOMS
- THREE BATHROOMS
- OPEN PLAN LIVING
- VIEWS TO THE SEA
- ATTRACTIVE GARDENS
- ALLOCATED PARKING 2 CARS
- WALK TO THE BEACH



GROUND FLOOR
900 sq.ft. (83.6 sq.m.) approx.



1ST FLOOR
806 sq.ft. (74.9 sq.m.) approx.



TOTAL FLOOR AREA: 1706 sq.ft. (158.5 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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5 Trevone Farm Cottages is set amongst the small development constructed in 2012, with features including a curved Sarnafil roof inspired by the lifeboat station at Mother Iveys, aluminium double glazing and underfloor heating throughout. Tucked away in a private location away from the road and situated within a few minute's walk of the beach at Trevone Bay.

The accommodation offers four double sized bedrooms, two of which are en-suite plus the main bathroom. The living space is a spacious open plan area with bi-folding doors leading to the garden room at the front and further sliding doors opening to the private garden at the rear and a contemporary Centura log burning stove sits centrally in the room. The fitted kitchen is to the front of the room incorporating a range of integrated appliances and breakfast bar. Further features include the double velux windows and galleried landing. Sea views can be enjoyed from the first-floor bedrooms.

Outside are landscaped gardens to the front and rear, and there is allocated and visitor parking.

ENTRANCE

Double glazed door to;

ENTRANCE LOBBY

Tiled flooring, built in cupboard housing central heating boiler, hot water system, electricity consumer unit, solar panel control system, plumbing for automatic washing machine, Doors to;

CLOAKROOM

Double glazed window to the rear, low level WC, fitted wash hand basin, vent, recessed spotlights.

LIVING / DINING ROOM AND KITCHEN

Tiled flooring, three pendant lights, Contura log burning stove, sliding doors to the rear garden, understairs cupboard.

Kitchen comprising of a range of high gloss base and wall units incorporating a built-in fridge and freezer, oven, microwave and dishwasher. Inset stainless steel sink unit with mixer tap, induction hob with stainless steel extraction unit over. Two double glazed windows to the front, bi-folding doors to the garden room.

GARDEN ROOM

Glazed to three-sided, galleried landing above, velux windows, tiled flooring, wall lights. Door to garden.





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

LANDING

Ceiling light, built in cupboard LOCKED. Doors to;

BEDROOM 4

Two velux windows overlooking the rear, built in wardrobe, recessed spotlights.

BEDROOM 3

Two velux windows overlooking the front with views to the sea, built in wardrobe, recessed spotlights.

BEDROOM 1

Two velux windows over galleried landing, built in wardrobe, recessed spotlights, door to;

EN-SUITE

Tiled walls and flooring, shower enclosure, low level WC, fitted wash hand basin,

BATHROOM

Low level WC, fitted wash hand basin, panelled bath with shower over, tiled walls and flooring, heated towel rail, recessed spotlights.

BEDROOM 2

Two velux windows to the rear, built in wardrobe, recessed spotlights, door to;

EN-SUITE

Shower enclosure, fitted wash hand basin, low level WC, heated towel rail, tiled walls and flooring, recessed spotlights.

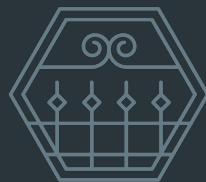
OUTSIDE

Private garden to the rear comprising of a decked area, lawn and tiered Cornish stone walling with a selection of established plants and trees. Pathways lead either side of the property to the front. Allocated parking for two cars.

MATERIAL INFORMATION

Freehold. Holiday use only. Management fees for communal areas approx. £1800 per year. Mains gas, water, electricity & drainage. Underfloor heating (gas) plus wood burner. Solar panels. Council tax band D. Timber frame construction, curved Sarnafil roof, fully double glazed. Superfast broadband. 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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