



32a Treverbyn Road

Padstow



Location

Padstow, located on Cornwall's stunning north coast, is a designated Area of Outstanding Natural Beauty, offering easy access to renowned sandy beaches and breathtaking coastal walks. This picturesque fishing village boasts a vibrant dining scene, home to celebrated restaurants such as Paul Ainsworth's Michelin-starred No.6, the seafood bar Prawn on the Lawn, and Rick Stein's iconic establishment. With an excellent selection of cafés, public houses, and independent shops, Padstow is a nationally recognized culinary hotspot.

The thriving market town of Wadebridge, just seven miles away, provides further retail and education options. Families will appreciate the local primary and secondary schools, a sports centre and a cinema. Convenient transport links include Bodmin Parkway, the nearest mainline station, approximately 24 miles away, and Cornwall Airport, just 13 miles distant, connecting the area to national and international destinations.



32a Treverbyn Road, Padstow, PL28 8DN

Newly built to exceptionally high specifications, this contemporary detached coastal residence offers a breathtaking backdrop overlooking the Camel Estuary, the iconic iron bridge and beyond. Enjoying an elevated position just a short walk from the charming harbour, boutique shops, inviting café and renowned restaurants, this is modern Padstow living at it's best.

The property

- Brand new detached house, thoughtfully designed to maximise views and space
- 'A' rated for energy efficiency
- Finished to a high standard including fully tiled shower / bathrooms, herring bone engineered oak flooring, premium hardwood doors
- Stunning open plan living room with access to a spacious sun terrace and balcony
- Oak staircase with glazed balustrade
- Contemporary kitchen with quartz tops, integrated Siemens appliances, central island and breakfast bar
- Utility room
- WC / cloakroom
- Three ground floor double bedrooms, all with en suite shower / bathrooms (two with patio doors and one with fitted wardrobes)

The gardens, garage and parking

- Dedicated parking area to the front
- Area of lawn to the side of the property providing the perfect foundation for a creative garden design
- External storage
- Private terrace accessible from the kitchen, with external staircase access.
- Further balcony extending from the living room
- Outside shower (hot and cold)

Tenure, services and material information

Mains gas, electricity, water and drainage. Gas fired central heating, underfloor heating on the ground floor and radiators on the first floor. Solar panels.

Council Tax: TBC

Broadband: Superfast broadband available in the postcode (source: <https://www.openreach.com/broadband-network/fibre-availability>)ULTRA









What 3 Words

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Distances

Rock (by pedestrian ferry) - 1.1; Harlyn Bay - 3.1; Trevoze golf club - 4.1,
Wadebridge - 7; Watergate Bay - 11.2; Cornwall Airport - 12.8;
Bodmin Parkway - 24.1

(All distances are approximate and in miles)

Directions

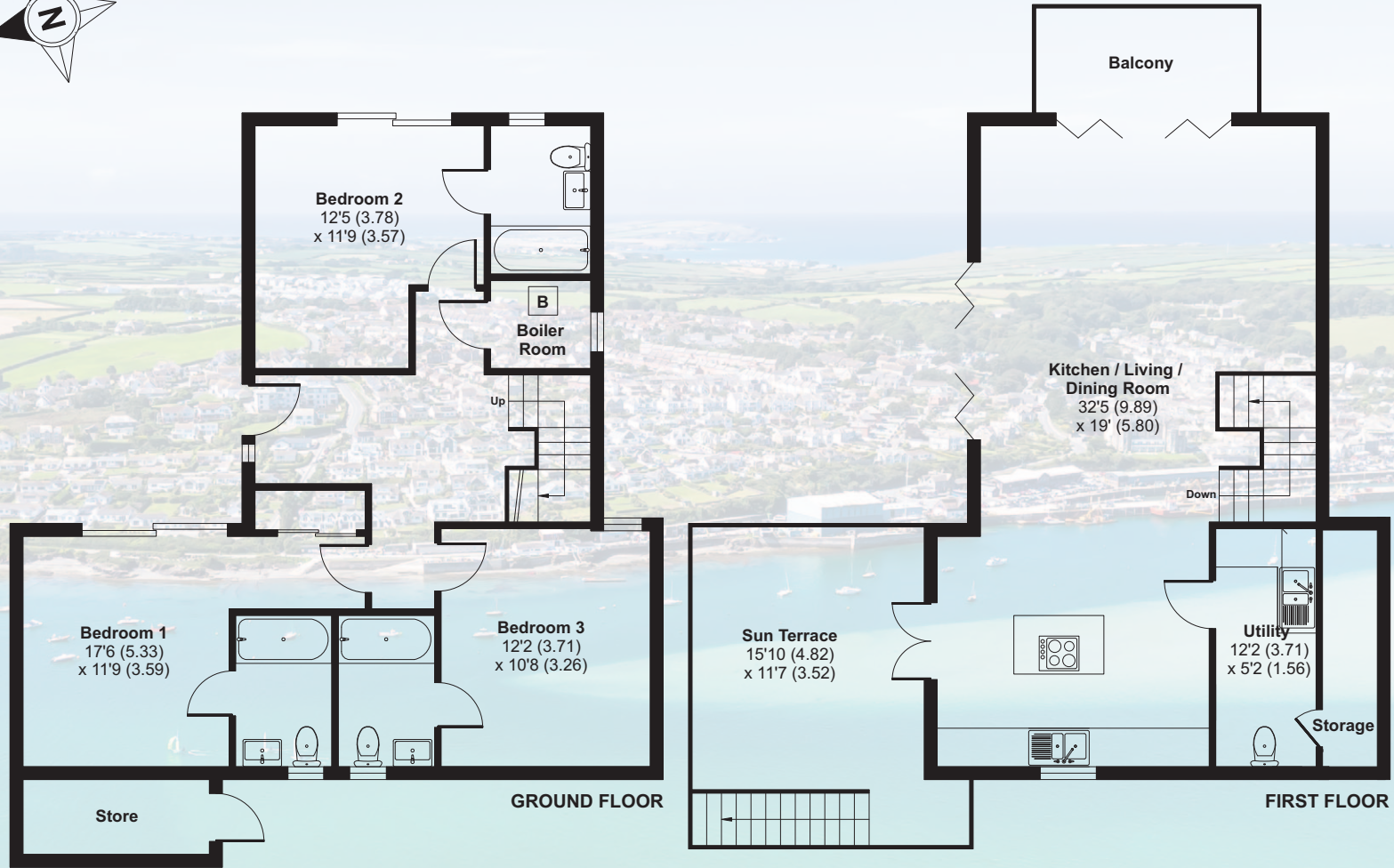
Upon entering Padstow, turn right following signs for the town centre and continue down the hill. Just after the road bears right, turn right into Dennis Road. Within 100 yards, turn left into Treverbyn Road and follow the road down and to the right. Stay left as the road forks and number 32a is the first property on the right-hand side.



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Main House = 1373 sq ft / 127.5 sq m

For identification only - Not to scale



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



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2025. Produced for Shore Partnership Limited. REF: 1290522

FIXTURES & FITTINGS Only those fixtures and fittings mentioned specifically in the sales particulars are to be included in the sale. All others (including light fittings not mentioned, furniture, garden furniture, garden ornaments etc) are not included but may be available by separate negotiation.

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