

CARNWEATHER,

TREVOSE ESTATE, CONSTANTINE BAY, NR. PADSTOW, CORNWALL





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Set within the exclusive and very highly desirable Trevoze Estate, towards the end of a private no-through road, literally yards from the championship golf course and country club in Constantine Bay. A very well presented spacious 4/5 bedroomed detached house with large lawned garden extending to just under 0.4 of an acre and views to the west across Trevoze Golf Club to Trevoze Head and the open seas beyond.

SUMMARY OF ACCOMMODATION

In all, about 2,427sq.ft.

Ground Floor Entrance hall, kitchen/dining room, living room, 2 large double bedrooms both with en-suite shower rooms. Utility room, ground floor wc.

First Floor Large landing with study/TV area, large double bedroom, further double bedroom with door leading through to bedroom 5 – or potential dressing room for bedroom 4, with shower room.

Outside Driveway parking for 2-3 vehicles, enclosed front garden with high planted hedges and gently sloping lawn. To the rear, wraparound paved terrace with large south west facing lawned rear garden.

Viewing strictly by appointment through the vendor's Sole Agent:

Lillicrap Chilcott

Landrian House, 59-60 Lemon Street, Truro, TR1 2PE.

Tel: 01872 273473

Email: sales@lillicrapchilcott.com

www.lillicrapchilcott.com



LOCATION

Carnweather is situated in Constantine Bay, moments from the village stores, the very highly regarded Trevose Golf course and of course, Constantine Bay beach.

Set in one of the very best coastal villages anywhere in Cornwall with immediate access to a very beautiful and immensely sought after part of the north Cornish coastline with one of the county's most celebrated beaches offering all manner of seaside activities from rock pooling to surfing.

Constantine Bay is situated in an Area of Outstanding Natural Beauty with a beautiful beach which at low tide reveals and expanse of golden sand with smaller sheltered coves at its edges, ideal for sunbathing and surfing. Constantine Bay links around to Treyarnon Bay where there is the renowned natural swimming pool at the bottom of the low cliffs which is easily accessible at low tide. The beaches are patrolled by lifeguards during the summer season.

In Constantine Bay, just a short walk away from Carnweather is a good sized local store catering for day to day needs and also Trevose Golf and Country Club offering a championship course and fine dining.

Close by is the village of St Merryn which offers a range of day to day facilities including an excellent primary school and a gourmet pub. The area is famous for its vast array of excellent restaurants including Rick Stein's The Seafood Restaurant and Paul Ainsworth's No. 6 and The Pig at Harlyn Bay. Padstow has flourished due to Rick Stein's seafood television programmes and there are a number of cafés and artisan shops throughout its narrow streets and around the harbourside with sea adventure trips and a sailing club also.

A little further along the coast to the south is Mawgan Porth and The Scarlet Hotel and Spa with other restaurants and a fine sandy beach at Watergate Bay. On the opposite side of the Camel Estuary is the resort village of Rock which is renowned for sailing, St Enodoc Golf course and various top dining venues nearby, including those run by Nathan Outlaw.

Wadebridge is the largest town in the area and has a sports centre and cinema as well as being on the Camel bicycle Trail which runs from Padstow to Bodmin Moor. The nearest mainline train station is at Bodmin Parkway and road access to the area is good via either the Atlantic Highway or the main A30 dual carriageway which links to the motorway network at Exeter. Only a few miles to the south is Cornwall Airport Newquay at St Mawgan which offers internal and international flights including a regular service to London. The cathedral city of Truro is only 35 minutes' drive away and is the county's retail and administrative capital.



FOR SALE FREEHOLD

Carnweather occupies a very sought after and discreet location towards the end of a private no-through road.

The setting is important because the house faces in a south westerly direction to the rear with a full width paved terrace enjoying afternoon and evening sun and with good sized lawned garden whilst, to the west from the living room, is a view across Trevose Golf Club to the dunes, Trevose Head with open sea and The Quies clearly in view.

The site extends to just under 0.4 of an acre and provides a wonderful feeling of space both internally and externally.

The tarmacadam driveway provides parking for 2-3 cars and from which a paved pathway leads through the front garden with shaped lawn and stone boundary walls surmounted by established hedging.

The exterior of the house features painted rendered elevations with low level slate topped feature stonework and slate sills under a pitched slate tiled roof with attractive fenestration. There is a paved pathway leading to the front door with gated access to both sides leading to the rear garden.

A light filled wide entrance hall, with part cut slate, part timber flooring is a welcoming introduction to the very well presented accommodation which extends to about 2,427sq.ft. Features include liberal use of wood flooring, high quality Rationel double glazed windows and doors, oak doors, architraves and skirtings together with a well appointed dual aspect kitchen with fitted units and granite worktops with double glazed double doors opening and giving access to the full width south west facing paved terrace and lawned garden beyond.

From the kitchen, wide oak framed double doors open into the triple aspect living room which enjoys the best of the views with, at one end a full height monopitch glazed structure providing much light and the best of the far reaching views.

Off an inner hall at ground floor level is a downstairs cloakroom, a small utility room and two good sized bedrooms each with their own en-suite shower room.

A flight of steps leads up from the kitchen/breakfast room to the first floor landing which has a useful study/TV area, off which is a lovely large dual aspect bedroom with perhaps the best of the views towards the sea, a bathroom with fitted shower cubicle and further bedroom suite comprising the fourth bedroom with connecting door to bedroom 5 and/or dressing room and en-suite shower room.

Carnweather has not been used for intensive holiday lettings but as a much loved second family home. The vendor's sole agent wholeheartedly recommends an immediate viewing to fully appreciate the wonderful location, versatile spacious accommodation together with the large plot and superb sea views. Offered for sale with immediate occupation available.



THE ACCOMMODATION COMPRISES (all floor plans and dimensions are approximate)

From the driveway, paved path with steps descending leading to the front door opening into:-

ENTRANCE HALL Double glazed windows surround the front door and two Velux rooflights, a light welcoming entrance with part cut slate and part timber flooring with doors opening into the two ground floor bedrooms both with en-suite facilities, utility room and ground floor wc. Door opens into:-

KITCHEN / DINING ROOM – 21'4" x 12'10" Rational double glazed windows to the front elevation, to the other end part glazed Rational French doors open onto the wraparound paved sun terrace with windows to either side. A beautifully appointed kitchen with pastel blue wooden cabinets set under granite worktop with 1½ bowl mounted drainer sink with hot and cold mixer tap, undercounter dishwasher, Britannia range with six ring ceramic hob with extractor over. Matching wall units and space for American style fridge/freezer. From here a staircase rises to the first floor and a pair of wooden and part glazed doors opening into:-

LIVING ROOM – 29'2" x 14'3" With a contemporary style glazed apex wall and ceiling of glazing overlooking Trevoze Golf and Country Club and out to sea with Trevoze Head in the distance. Rational double glazed window overlooking the front garden, inset Contura woodburning stove with log storage below and slate hearth. Beautiful herringbone flooring and a further window at high level to the side elevation flooding the room with light.

BEDROOM 2 – 14’10” x 12’ Rationel double glazed window overlooking the large lawned rear garden and door opening into:-

EN-SUITE SHOWER ROOM Low flush wc, obscure double glazed window to the rear elevation. Wash hand basin mounted on vanity unit with hot and cold taps and large walk-in shower with rain head attachment.

BEDROOM 3 – 13’ x 8’ Rationel double glazed bay window to the front elevation and a door opening into:-

EN-SUITE SHOWER ROOM Obscure double glazed window to the rear elevation, low flush wc, wash hand basin mounted on vanity unit with hot and cold tap, corner shower cubicle with glazed screen with Mira Sport electric shower, heated towel rail.

GROUND FLOOR WC Low flush wc, wash hand basin mounted on vanity unit with hot and cold taps and storage below. Wall mounted coat hooks.

UTILITY With double glazed window to the front elevation, wooden worktops with space and plumbing for washer/dryer, undermounted Belfast sink with hot and cold mixer tap. Worcester boiler. Built-in shelving.

From the kitchen, stairs ascend to the:-

FIRST FLOOR

LANDING Giving access to two further bedrooms and a family bathroom with study/TV area. Rationel double glazed windows overlook the rear garden.

BEDROOM 1 – 22’5” x 13’3” A large dual aspect bedroom with Rationel double glazed windows to the front elevation with further Rationel double glazed window to the side elevation with fantastic elevated views over Trevoise Golf Club, out to sea with Trevoise Head in the distance. Built-in wardrobes.

BEDROOM 4 – 14’7” x 14’ With Rationel double glazed windows overlooking the large rear garden, storage cupboard and door opening into the fifth bedroom which could also double as a dressing room for bedroom 4 with a door opening into:-

SHOWER ROOM Velux rooflight, low flush wc, wash hand basin mounted on vanity unit with hot and cold mixer taps. Heated towel rail. Corner shower cubicle with Mira Sport electric shower and glazed enclosure.

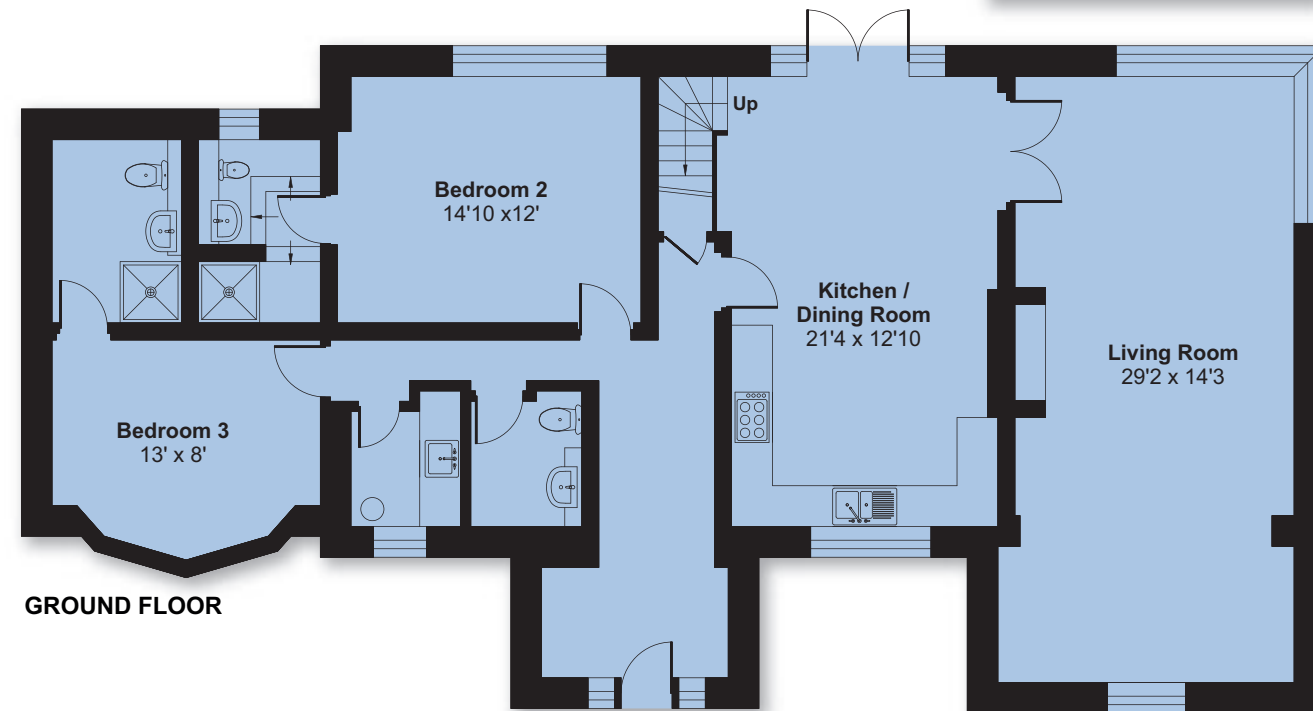
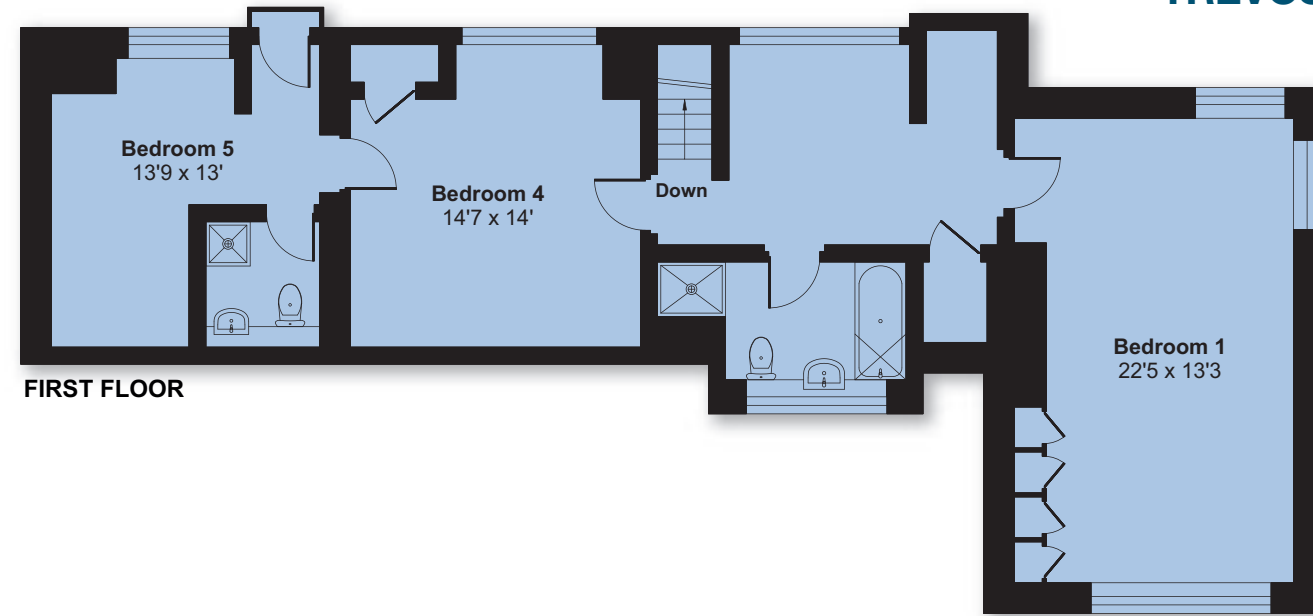
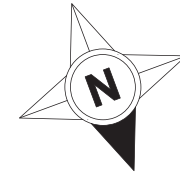
BEDROOM 5 – 13’9” x 13’ Rationel double glazed door opening onto small balcony with glazed banister and a further Rationel double glazed window overlooking the rear garden. This room could be utilised as a dressing room for bedroom 4 incorporating the shower room to become a bedroom suite.

BATHROOM Low flush wc, wash hand basin mounted on vanity unit with hot and cold taps. Large panelled bath.



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Approximate Area = 2427 sq ft / 225.4 sq m
For identification only - Not to scale





OUTSIDE

To the front of Carnweather is tarmacadam driveway parking for 2-3 vehicles. From here, a paved path with steps descending lead to the front door with lawned front garden beyond with low stone wall with hedging above.

The paved path leads through to the side of Carnweather with two storage rooms, opening to the rear garden where the paved sun terrace expands to full width of the property with low stone wall and steps ascending to the kitchen/dining room.

Beyond the paved sun terrace is a large level lawn and beyond gently slopes away with a large timber storage shed at the bottom of the garden. From the paved sun terrace are views over the golf course and out to sea as well as distant views of Trevoze Head.

GENERAL INFORMATION

VIEWING Strictly by prior appointment through:

Lillicrap Chilcott, Landrian House, 59-60

Lemon Street, Truro, Cornwall, TR1 2PE.

Telephone: (01872) 273473. E-mail: sales@lillicrapchilcott.com.

POST CODE PL28 8JF.

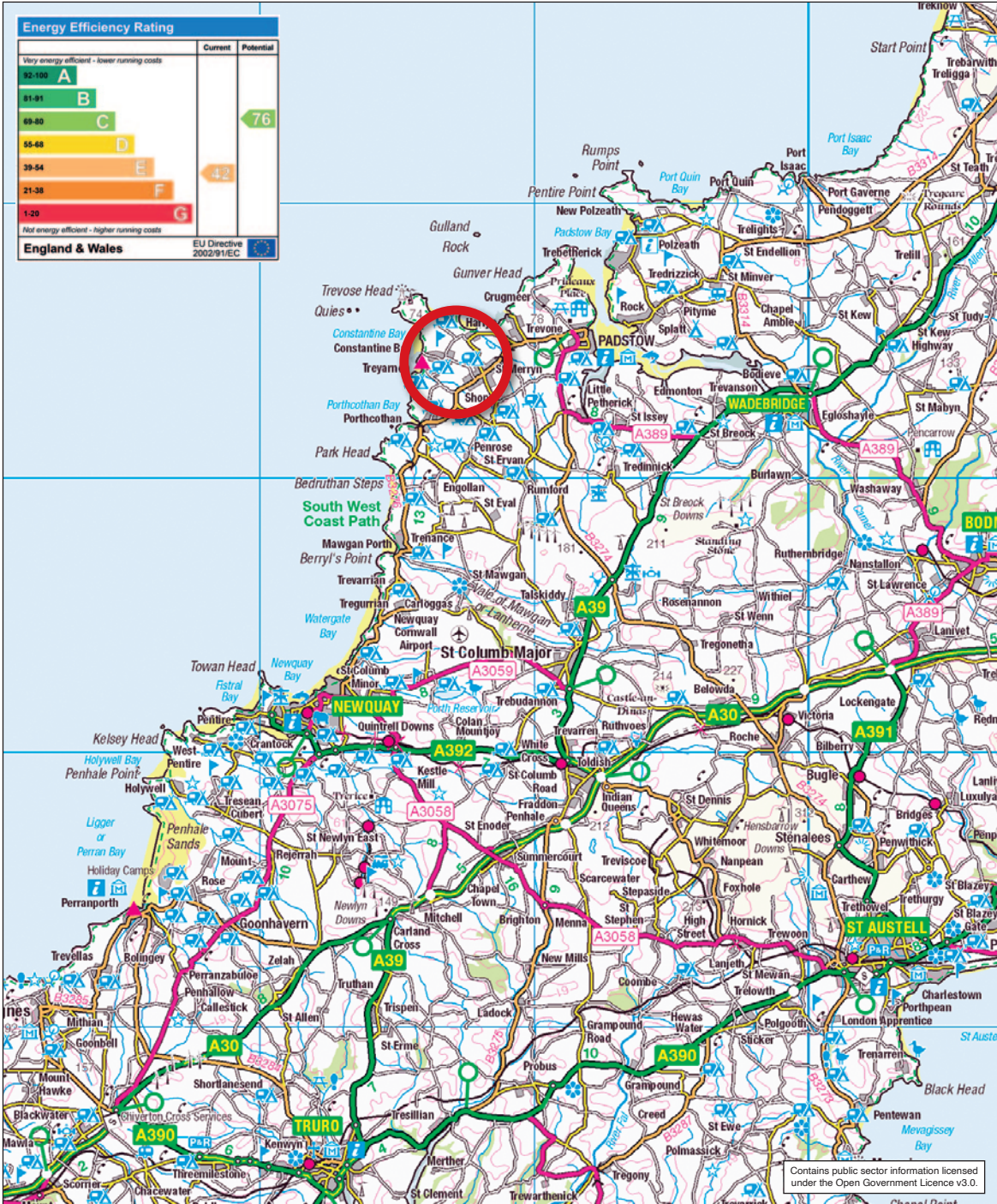
SERVICES Mains water, mains electricity. Oil fired central heating. Private drainage (to be confirmed).

COUNCIL TAX BAND G (see www.mycounciltax.org.uk).

DIRECTIONS From St Merryn, head towards Constantine Bay passing through Towan where as one enters Constantine Bay after a short distance there is a turning on the right hand side to the private road of Trevoze Estate. Proceed along this road and take the first right hand turn. Continue and turn left and Carnweather can be found after only a short distance on the left hand side.

AGENT'S NOTE The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy.

OFFICE OPENING HOURS Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**



THE CORNWALL ESTATE AGENT

www.lillicrapchilcott.com | 01872 273473 | email sales@lillicrapchilcott.com

