

Longcarrow, Trevone, Padstow





A stunning newly built, energy efficient detached family home, just ten minutes' walk to the beach, with **sublime sea and coastal views.**

Summary of accommodation

Ground Floor: Entrance hall | Kitchen/sitting/dining room with balcony | Boot room/cloakroom with shower | Integral single garage/store

Lower Ground Floor: Games room | King size bedroom with en suite shower room | Utility room | Plant room

First Floor: Galleried landing | Principal, super-king bedroom with en suite bath/shower room | King size guest bedroom with en suite shower room | Super-king bedroom with balcony | Further king size bedroom | Family bath and shower room

Outside: Garage | Driveway parking | Level lawns, terrace and balcony | Hot tub

Gross Internal Floor Area 3079.3 sq ft (286.1 sq m)

Distances

Padstow 2 miles, Wadebridge 8 miles, Newquay Airport 9 miles, Bodmin Parkway 19 miles (Paddington 4 hours 17 minutes)
(All distances and times are approximate)



Knight Frank Exeter
19 Southernhay East
Exeter
EX1 1QD
knightfrank.co.uk

Sarah-Jane Bingham-Chick
01392 423111
sj.chick@knightfrank.com



Location

Longcarrow is situated in North Cornwall, on the edge of the small, coastal village of Trevone, overlooking Trevone Bay. The stunning beach at Trevone is popular with both surfers and families, with its glorious sandy beach and big tidal pool. The bay's crystal-clear waters, renowned for their excellent quality, are a magnet for water sports enthusiasts. Whether you're an experienced surfer catching waves, a kayaker exploring the scenic coastline, or a beginner taking your first paddleboarding lesson, the coastline provides a fantastic waterscape for all.

The area is a site of Special Scientific Interest (SSI) and Trevone Bay is one of only seven beaches in Cornwall to hold the Blue Flag award. The village offers a beach stores and café with surf hire and Trevone Farm Shop which is only 200m from the house.

The Southwest Coast Path runs through the village, and within walking distance (2 miles) is the newly opened Pig Hotel at Harlyn Bay, with its exceptional restaurant with a commitment to home-grown, local food.



For keen golfers, the renowned Trevose Golf Club is approximately 2 miles away. The thriving coastal town of Padstow, famous for its charming harbour, eclectic shops, and renowned eateries are approximately 2 miles.

There are good communication links in the area, with a mainline railway station at Bodmin Parkway (19 miles away) with a direct line into London Paddington. Newquay Airport is only 9 miles away and offers both domestic and international flights.

The property

The frontline setting of Dobbin Road, a quiet no-through lane in Trevone, is one of the most sought after in North Cornwall. Longcarrow, which is situated on the coastal side of the road, is a striking and impressive detached house and just 450 yards from the beach. The house has been designed with the emphasis being on the view, and all the principal rooms being filled with natural light, pouring in through tall, wide windows opening onto deep terraces and balconies. The house also incorporates an extremely high level of insulation, which when combined with its north/south axis, keeps the interior cool in the summer and cosy in the winter. Other features include high performance glazing, excellent lighting efficiency, underfloor heating throughout via solar PV, ground source heat pump and MVHR, including battery storage.

All this combined, ensures the top-level energy efficiency rating of an A has been awarded on the Energy Performance Certificate. The accommodation is arranged over three floors, with the lower ground floor comprising a large games/TV room with library shelving, and an en suite King bedroom, both with sliding doors leading to the terrace and garden beyond. The ground floor is approached from the driveway and largely dedicated to the impressive open-plan kitchen/dining/living room. This room has a wood burning stove, and superb views through two large sets of sliding doors extending to the wrap around balcony, with steps leading to the garden and terrace below. The bespoke, handmade kitchen is beautifully appointed with a good range of units, and a large central island with quartz work surfaces. Integral appliances include a bank of four ovens, two with microwave functionality, a dishwasher, American style Fridge Freezer and Quooker boiling water tap.





A floating staircase rises to the first floor, where there are a further four bedrooms, two king size and two super-king size, along with three bath/shower rooms, two of them being en suite to the principal and guest bedrooms. The principal bedroom, which has a full width Juliette Balcony, and guest bedroom, both have sublime sea views. The second bedroom has its own south-facing balcony.

Garden and grounds

Immediately in front of the house is a large resin driveway leading to the integral garage and providing parking for 3-4 cars. The gardens are designed for ease of maintenance and are largely laid to lawn. There is a hot tub with surrounding terrace, and newly planted shrub borders. A public footpath runs along the bottom of the garden, providing access across the fields to the beach. The house has vehicular access along this path for maintenance of the garden.



Services

Mains electricity, water and drainage. Photovoltaic panels with battery storage. Private borehole water supply (mains water connected as backup). Central heating via ground source heat pump. Wood burning stove. Mechanical Ventilation with Heat Recovery (MVHR) system.

Directions (Postcode: PL28 8QW)

What3Words: mainframe.trick.stag

From Wadebridge follow A39 and then A39 towards the Padstow. On the outskirts of Padstow, turn left to Trevone and Harlyn Bay. Follow the sign to Trevone - Beach Inn and Café, Hotels. Turn left at the Village Hall towards Hotels and Inns, Dobbin Road is straight ahead and Longcarrow will be found a short way along on the right hand side.

Property information

Tenure: Freehold

Local Authority: Cornwall Council

Council Tax: Holiday Let

EPC Rating: A

Guide Price: £2,750,000



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Approximate Gross Internal Floor Area
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This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



