



BOSEHAN

Treynon Bay, Padstow, Cornwall



A SPACIOUS FAMILY HOUSE AND GARDENS ABOUT 300 YARDS FROM ONE OF NORTH CORNWALL'S MOST BEAUTIFUL BEACHES

Summary of accommodation

Ground Floor: Hall | Cloakroom | Sitting room | Dining room | Conservatory | Kitchen | Utility room | Boot room | Family room
Bedroom/shower room suite | Further bedroom and shower room

First Floor: Principal bedroom/shower room suite | Two further bedrooms and bathroom | Loft room

Outside: Large integral garage | Separate garage building | Gardens, solar panels

Distances: Padstow 5 miles, Newquay Airport 7.5 miles, Wadebridge 10 miles, A30 16 miles, Launceston 38 miles
(All distances are approximate)



SITUATION

Treyarnon Bay is situated on the North Cornwall coast just to the west of Padstow and the River Camel Estuary and north of Mawgan Porth.

It is one of the North Cornish coast’s most beautiful beaches, with it’s expanse of golden sands fringed by low cliffs and backed by sand dunes. Popular with surfers and a favourite for families, with it’s clear waters, safe bathing, excellent rock pools and natural tidal pool.

There is a small café and summer beach shop and the South West Coast Path runs across the bay. An easy walk across the headland is the renowned Constantine Bay, boasting one of Cornwall’s finest surfing beaches and also the championship golf course of Trevose. Nearby is Contantine Bay stores and surf shop and St Merryn, about 2 miles away, has restaurants, shops and pubs. The well renowned Pig restaurant is about 20 minutes walk away and, just beyond, is stunning Harlyn Bay Beach.

The historic and picturesque fishing and harbour town of Padstow is one of Cornwall’s culinary hotspots, with restaurants including Paul Ainsworth’s Michelin starred No 6 and Rick Stein’s Seafood Restaurant.

The beautiful Camel Estuary, with it’s gorgeous sandy beaches, provides excellent opportunities for a variety of watersports, including sailing, water skiing, paddleboarding, kayaking etc. and boat charters are available from Padstow. There is a pedestrian ferry across to Rock and lovely walks include the Camel Trail, providing an estuaryside cycling and walking route.

Wadebridge is a bustling market town with a variety of independent shops, restaurants and pubs, hosting annual events such as the Royal Cornwall Show and a folk festival.

To the south is yet more spectacular coastline, including such beautiful places as Porthcothan Beach, Bedruthan, Mawgan Porth and Watergate Bay.



There is easy access to the A39, leading west to Truro and north east to Bude and Barnstaple, or to the A30, leading west to Penzance or east to Exeter, where there is access on to the M5 motorway. Newquay Airport provides daily flights to Gatwick and other national and international destinations.

THE PROPERTY

Bosehan occupies a most stunning location, within a short stroll of Treyarnon Bay Beach. The house is set back from a small lane on the edge of the village, within a generous enclosed plot and has spacious family accommodation.

The hall leads to the sitting room with woodburner and French doors to the garden, and the fitted kitchen with AGA, from where there is an opening into the dining room and conservatory with door to a decked terrace.



There are utility and boot rooms and, within the single storey part of the house, are two ground floor bedrooms and shower rooms and a large family room with French doors to a paved terrace. On the first floor is the principal bedroom/shower room/dressing room suite, two further bedrooms and bathroom, as well as a loft room, and, from the first floor there are views of the sea.

The entrance driveway leads up to the front of the house and a track leads past the house and garaging to the rear of the house. There is a large integral garage attached to the house and a further separate garage building/store. To both front and rear are enclosed lawned gardens and French doors from the family room open to the paved terrace and pergola providing outside sitting and dining areas.

PROPERTY INFORMATION

Tenure: Freehold

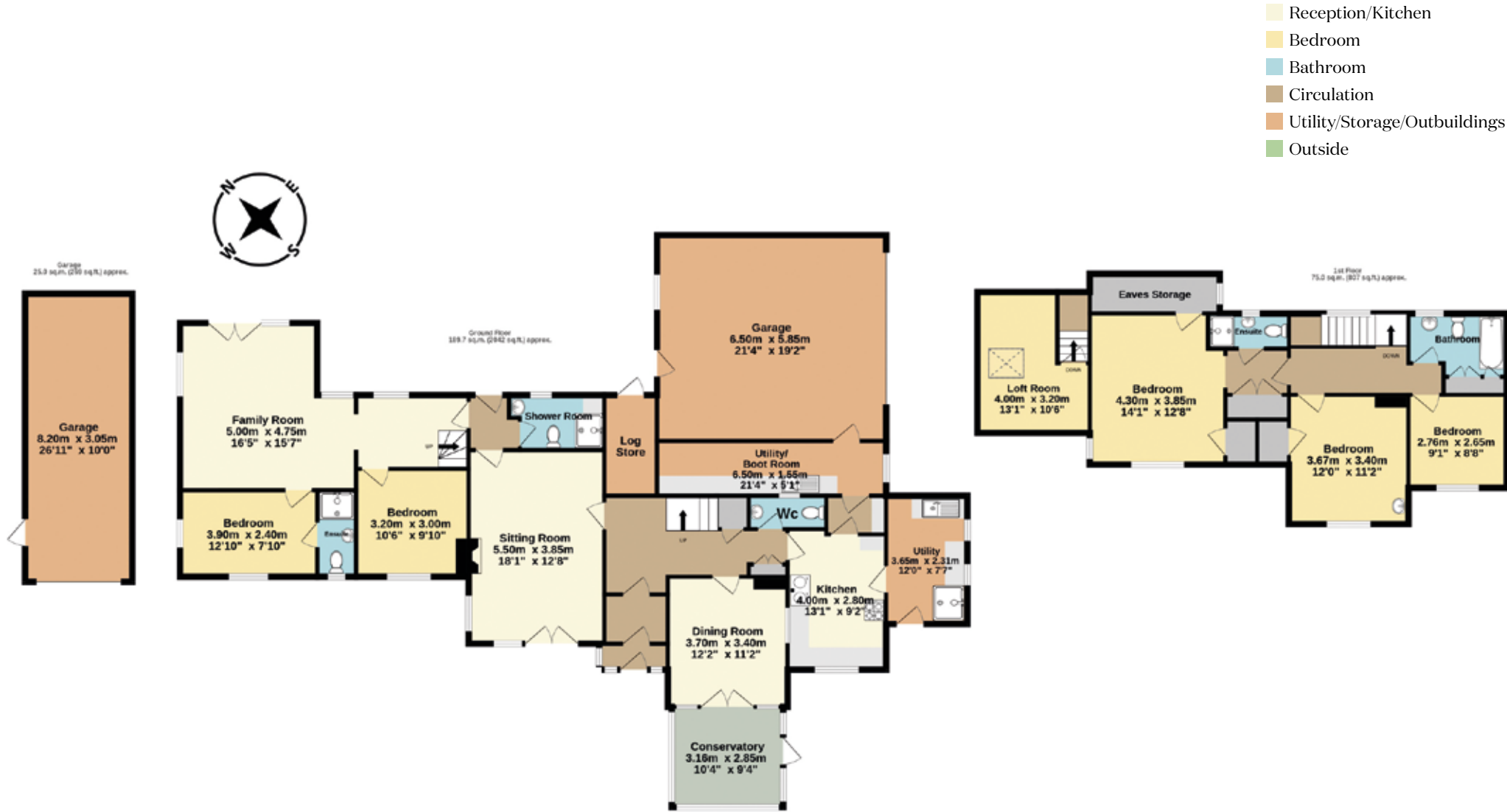
Services: Oil fired heating, mains electricity, mains water supply, private water drainage and private sewerage.

Local Authority: Cornwall Council: 0300 123 4121

Council Tax: Band F

EPC: TBC

Directions: PL28 8JR



Approximate Gross Internal Area
289.7 sq.m. (3118 sq.ft.)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

I would be delighted
to tell you more.

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