

BENIGUET

THE GREENAWAY - TREBETHERICK



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THE GREENWAY, TREBETHERICK, CORNWALL PL27 6SA

A much-loved private family home set in a truly magical position, Beniguet is situated in an extremely rare 4-acre plot with incomparable sea and coastline views. Offered to the market for the first time ever, this quintessential whitewashed Cornish property enjoys a very private setting surrounded by mature gardens with lawned areas extending down to the Southwest coast path. Approached via a private road off Daymer Lane and occupying one of the largest sites in one of the county's most sought-after locations, the house has far-reaching views from both floors, including the Camel Estuary in one direction and Stepper Head and the Atlantic Ocean in the other. The property would benefit from either updating and extending, or could offer the opportunity for a replacement dwelling, subject to the necessary planning permissions.

- Set back in a substantial plot in all about 4-acres.
- Shared ownership of adjoining parcel of land to the north (1.35 acres).
- Panoramic sea and beach views across to Padstow.
- Easy access to Daymer, Greenaway and Polzeath beaches via footpath onto the Southwest Coast Path.
- Light filled sea facing kitchen, dining, and sitting room with access onto a large sun terrace with estuary views.
- 4-bedrooms all with sea views, 3-bathrooms, 2-Cloakrooms.
- Exciting redevelopment opportunity.
- All in approximately 2,500.8 sq. ft. (232.3 sq. m.)

Distances: Daymer Beach 500 yards, Polzeath 1.2 miles, Rock 2.2 miles, Port Isaac 6 miles, Wadebridge 7 miles, Bodmin Parkway Station 18 miles, Newquay Airport 22 miles. (All distances are approximate)



John Bray & Partners Rock.
Pavilion Building
Rock, Cornwall
PL27 6JU
Johnbrayestates.co.uk

Knight Frank Exeter
19 Southernhay East
Exeter
EX11 QD
Knightfrank.co.uk

Knight Frank Country Dept.
55 Baker Street
London
W1U 8AN
Knightfrank.co.uk

Josephine Ashby
01208 811468
josephine@johnbrayestates.co.uk

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

Hamish Humfrey
020 7861 1717
hamish.humfrey@knightfrank.com





THE ACCOMMODATION:

GROUND FLOOR: Lobby | Entrance Hall | Kitchen | Dining Room/ Sunroom | Sitting Room | Rear Hall | WC | Boot room | Shower room | Games room / storage.

FIRST FLOOR: Two large double bedrooms | Two further double bedrooms Family bathroom | WC | Family shower room | Airing cupboard | Linen cupboard | Eaves storage.

LOCATION

The Greenaway is one of North Cornwall's most highly regarded locations. Greenaway beach itself is a quiet pebbly beach accessed via the Southwest Coast Path, positioned between family friendly Daymer Bay and the surfing mecca and golden sands of Polzeath. This magnificent and rugged stretch of the north Cornish coastline incorporates the Camel Estuary and nearby Rock is a haven for sailing, water-skiing and paddleboarding with easy access across to Padstow via the foot ferry. Understandably the area is very popular with families, water sports enthusiasts, golfers and walkers alike. St Enodoc Golf Club offers championship golfing along with the nearby Point at Polzeath which is also a hub for the family with tennis and padel courts, swimming pool and restaurant as well as spectacular sea views. The beaches at Daymer Bay and nearby Polzeath enjoy soft sand, rock pools and some of the best surf in the UK. Spectacular cliff top footpaths are the perfect way to explore this area that was a favourite haunt of Sir John Betjeman. Both Padstow and Wadebridge have an excellent range of local shops catering for all your day-to-day needs. This area offers a wide selection of highly regarded restaurants including Rick Stein's seafood restaurant, Paul Ainsworth at No 6 and the Mariners as well as Nathan Outlaw's restaurants in Port Isaac. Most everyday shopping requirements can be met locally but the market town of Wadebridge, with an inspiring collection of independent shops, is seven miles distant.

OUTSIDE:

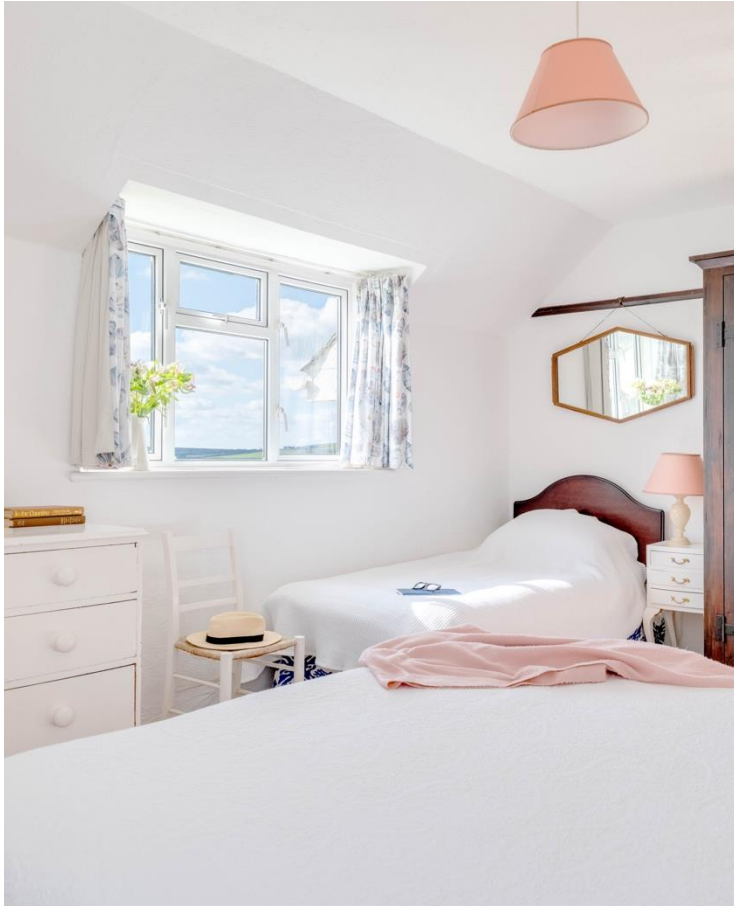
One of the great advantages of Beniguet is its unusually generous and southwest facing site. Approached via a private driveway off a private road, Beniguet sits at the end of a long gravel driveway, screened by shrubs and trees along its boundary. The substantial and gently sloping lawns extend down to the coast path, while a naturalised sun terrace wraps around the house affording the occupants breath-taking views of the Cornish countryside, estuary and sea beyond. A separate stone outbuilding provides useful storage.

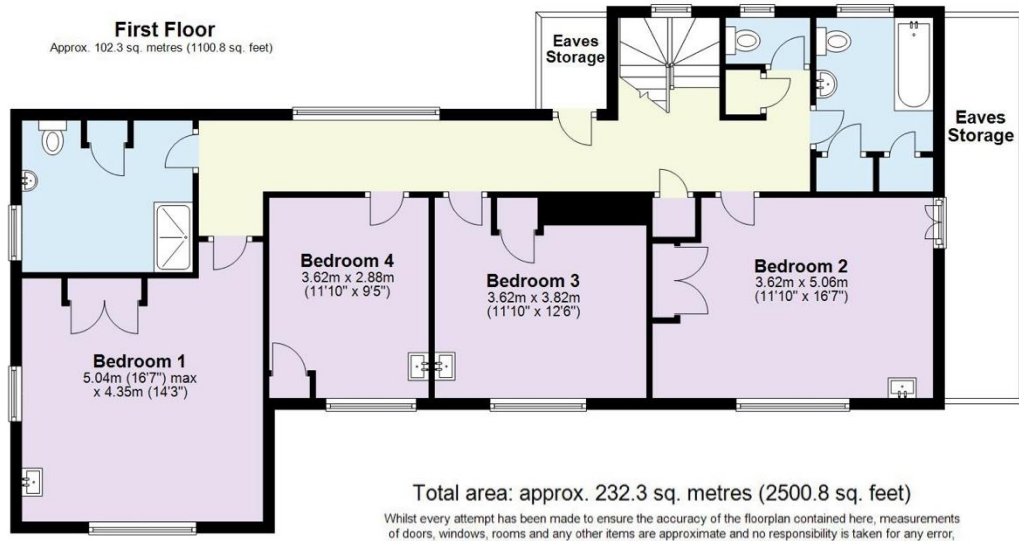
SERVICES:

Mains water, electricity. Private drainage. Electric heating on the ground floor. Immersion heater for hot water.





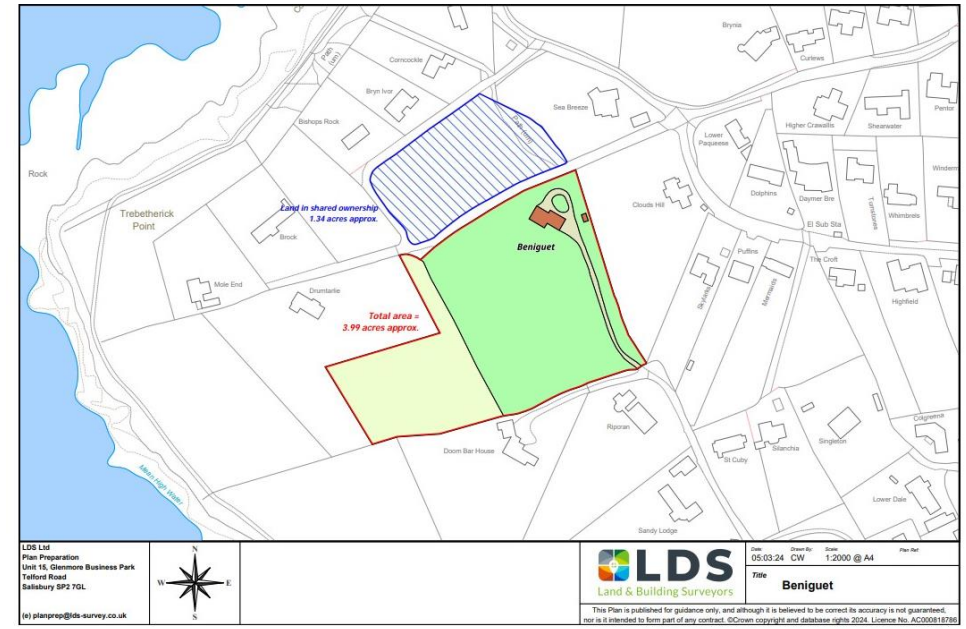




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
Plan produced using PlanUp.



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Shared land: The shared land (hatched blue) is held on trust for the benefit of the members of the Trebetherick Estate Club. Membership of the club is limited to the owners of the surrounding properties known as Drumtarlie, Mole End, Brock, Bishops Rock, Bryn Ivor, Corncockle, White Horses, Clouds Hill and Beniguet

