

3 THE SANDS TREBETHERICK



JB ESTATES
EST. 1971

3 THE SANDS

Francis Road, Trebetherick,
PL27 6TR

This a four-bedroom detached property is located in Trebetherick, moments from Polzeath beach, the village amenities and Daymer Bay. A contemporary holiday home 3 The Sands offers light & bright interiors with a generous open-plan living space that opens out onto a private rear garden. EPC Band C

- Main bedroom with large apex window and en-suite bathroom.
- Open plan living/kitchen/dining room with log burner and sliding doors to an enclosed garden.
- Low-maintenance terrace and garden.
- Semi open-plan TV snug with patio doors to the front decking area.
- Driveway parking for a couple of cars.
- Located just around the corner from Highcliffe' studio & gym
- Currently a successful holiday let with The Point, but would equally suit as a wonderful main residence.
- Contents available via separate negotiation, less personal effects.
- In all approx. 1409.2 sq.ft (130.9 sq.m)

Polzeath Beach less than 1 mile, Rock 2 miles, Port Isaac 7 miles, Wadebridge 7 miles, Bodmin Parkway Train Station 17 miles, Newquay Airport 19 miles - all distances approximate

Viewings by appointment only

Guide Price: £950,000

FREEHOLD





THE PROPERTY:

Set in a desirable location, between Polzeath and Daymer Bay, 3 The Sands is a contemporary 4-bedroom detached property with stylish interiors throughout. Finished to a high standard, the property comprises a large 'L' shaped open plan kitchen/dining/living room with sliding doors to enjoy the generous rear garden. Steps from the open-plan kitchen lead into the TV snug with sliding doors to a front patio. The garden provides a mix of patio area for outdoor dining and a lawned garden. Upstairs, 3 The Sands boasts four bedrooms (one en-suite), and a large family bathroom. This light and airy coastal property is currently used as a holiday let.

THE ACCOMMODATION:

GROUND FLOOR: Entrance hall | Open-plan living/kitchen/dining room with a log burner and sliding doors to garden | TV snug room with sliding doors to front | Shower room

FIRST FLOOR: Principal double bedroom with en suite shower room | Two Double bedrooms | Bunk bedroom | Family bathroom

SERVICES:

Mains electricity, water and drainage. Air source central heating.

OUTSIDE:

Private block paved driveway parking for two vehicles to the front with a small lawn and a southwest facing deck providing space for al-fresco dining in the afternoon sunshine. The low maintenance rear garden is completely enclosed and benefits from a patio area with outside storage and space for BBQs, as well as a lawned garden.



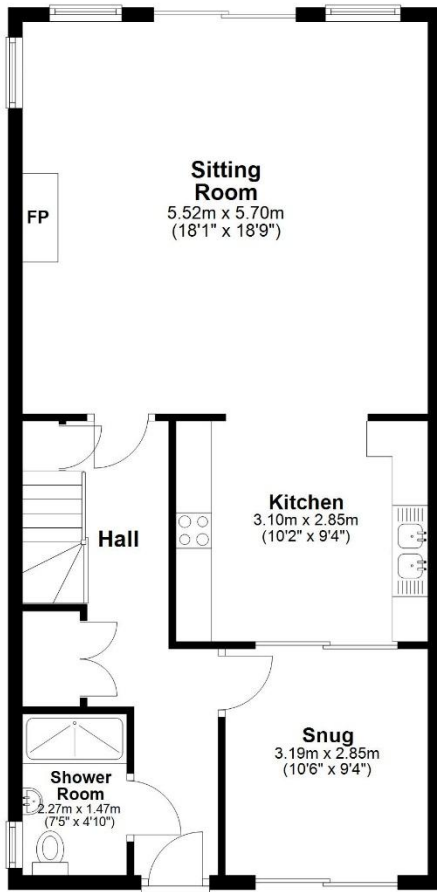
An aerial photograph of Trebetherick, a coastal village in North Cornwall. The foreground shows a cluster of white houses with dark roofs, some with solar panels. A large, open green field is visible in the middle ground. In the background, the Camel estuary flows into the sea, with a sandy beach and green hills on either side. The sky is blue with scattered white clouds.

LOCATION:

Trebetherick is considered one of the most sought-after areas in North Cornwall, famous for its mild climate and superb situation at the mouth of the river Camel on the beautiful Cornish coast. Scenic walking country, easy access to a choice of several fine beaches and St Enodoc Golf Club's challenging Church Course are just a few of the local activities on offer. Most everyday shopping requirements can be met within the village or at nearby Rock, but Wadebridge, with its town amenities, is only seven miles distant. The mainline railway station is at Bodmin Parkway, approximately 15 miles away and Newquay airport (direct daily air flights to London) is approximately 20 miles.

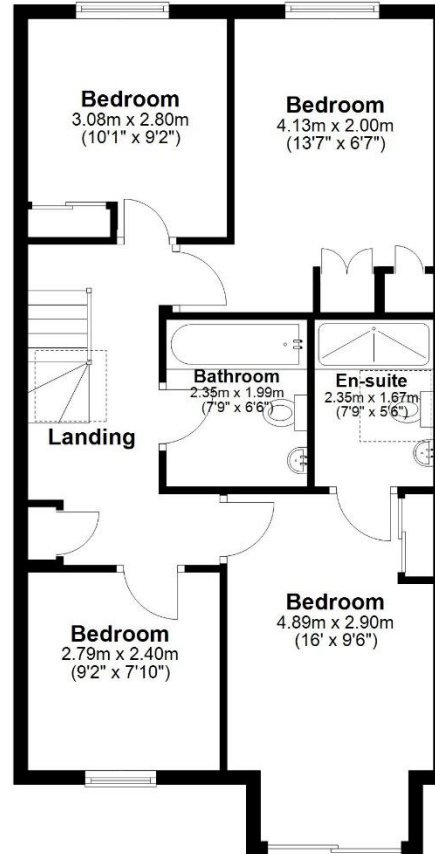
Ground Floor

Approx. 68.5 sq. metres (737.5 sq. feet)



First Floor

Approx. 62.4 sq. metres (671.7 sq. feet)



Total area: approx. 130.9 sq. metres (1409.2 sq. feet)

Measurements are approximate. Not to scale. Illustrative purposes only
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