

TIDE RACE TREBETHERICK

Strictly Private & Confidential



JB ESTATES
EST. 1971

TIDE RACE

WORTHY HILL, TREBETHERICK, PL27 6SG

A contemporary & striking wood-clad six-bedroom detached property, with inspiring views towards the estuary & Brea Hill from all principal rooms. Tide Race occupies a large plot in a much sought-after position, just a short stroll from Daymer Bay and the St Enodoc Golf Club. Recently built, it offers luxurious living accommodation, generous entertainment terraces, a pretty landscaped rear garden, and an outdoor heating swimming pool. EPC Band B.

- Just moments from the public footpath that leads down to Daymer Bay and the renowned St Enodoc Golf course.
- Six bedrooms, all with en suite bathrooms, 2 WC's.
- Reverse living with a substantial vaulted open plan living/kitchen/dining room opening onto a covered balcony that wraps around the side of the property.
- Landscaped rear garden with a mix of lawn, coastal planting, millboard decking and outdoor heated swimming pool.
- Large games room and bar with direct access out to the rear garden and terrace.
- In all approx. 4,348 sq. ft (404 sq. m) gross internal floor area (excluding terraces). Plot size 0.28-acres approx.

Rock 2 miles, Polzeath 1 mile, Wadebridge 7 miles, Bodmin Parkway Train Station 17 miles, Newquay Airport 19 miles, Truro 32 miles– all distances approximate.

Viewings by appointment with John Bray Estates
FREEHOLD





PROPERTY DETAILS

The ultimate coastal home, designed with reverse living accommodation to make the most of its breath-taking views towards the Camel Estuary, Brea Hill and the Cornish countryside. Tide Race offers a generous open plan living kitchen and dining room with floor to ceiling windows, that spill out onto a sea facing balcony with a sheltered, covered terrace providing magnificent entertaining spaces to enjoy the fresh sea air. From here you can soak up the far-reaching views across the Camel estuary and the glorious North Cornwall sunsets.

Constructed in 2023, this immaculate detached property offers 5 generous bedrooms and a principal bedroom suite with a dressing area, en-suite bathroom, and sublime estuary views. A large games room on the lower ground floor opens out to the pretty garden and decked pool area, surrounded by sunny terraces. Light filled, with clean and contemporary finishes throughout, this impressive private holiday home is perfectly situated to enjoy North Cornwall's beaches, golf courses and coastal amenities all within easy reach.

ACCOMMODATION

Ground Floor: Entrance hallway | Open-plan kitchen, dining, living room with wood burner and balcony | Covered terrace | Utility room with external door | Principal bedroom suite with dressing | Double bedroom with en-suite | W.C.

Lower Ground Floor: Entrance Hallway | 3 double bedrooms, all with en suites | Study/6th bedroom with en suite | Games room and bar | W.C. | Integrated single garage.

OUTSIDE

Tide Race is accessed via electric gates leading into a private parking area with an integrated single garage. To the rear, a beautiful, landscaped garden offers a combination of lawn, decking area with a lockable storage room, a timber plant room with a sedum roof and a raised heated outdoor swimming pool, all with views towards the Camel Estuary, St Enodoc Golf Course and Brea Hill. External stairs provide access to the first floor living accommodation.

SERVICES

Mains water, electricity. Private drainage. Air Source Underfloor Heating with MHVR system. CCTV. Intruder Alarm.

CONTENTS

Contents may be available via separate negotiation (excluding personal effects)











An aerial photograph showing a coastal area with a sandy beach, turquoise water, and a golf course. A small village is visible on the right, and a church is in the foreground. The sky is clear and blue.

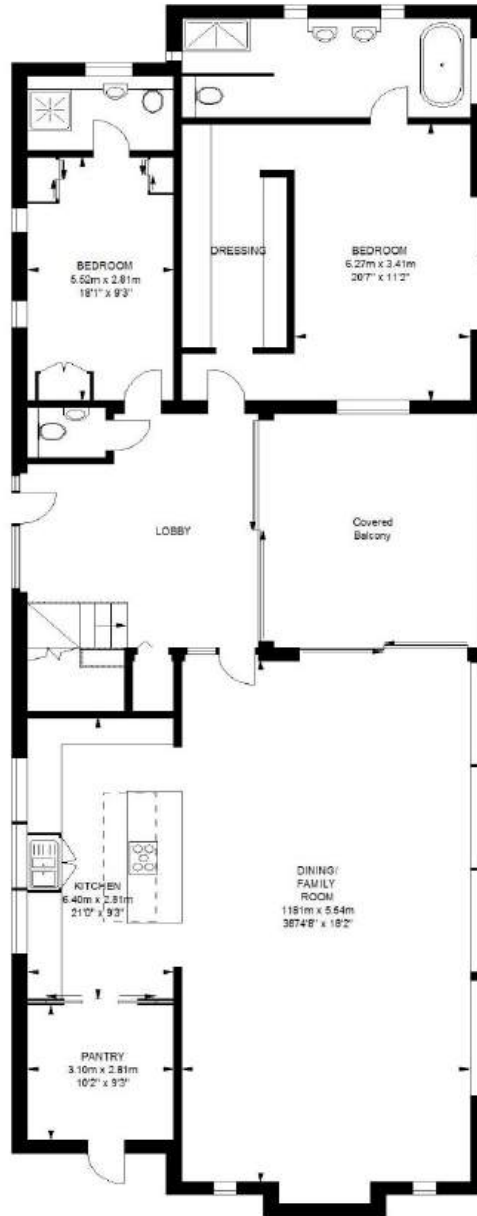
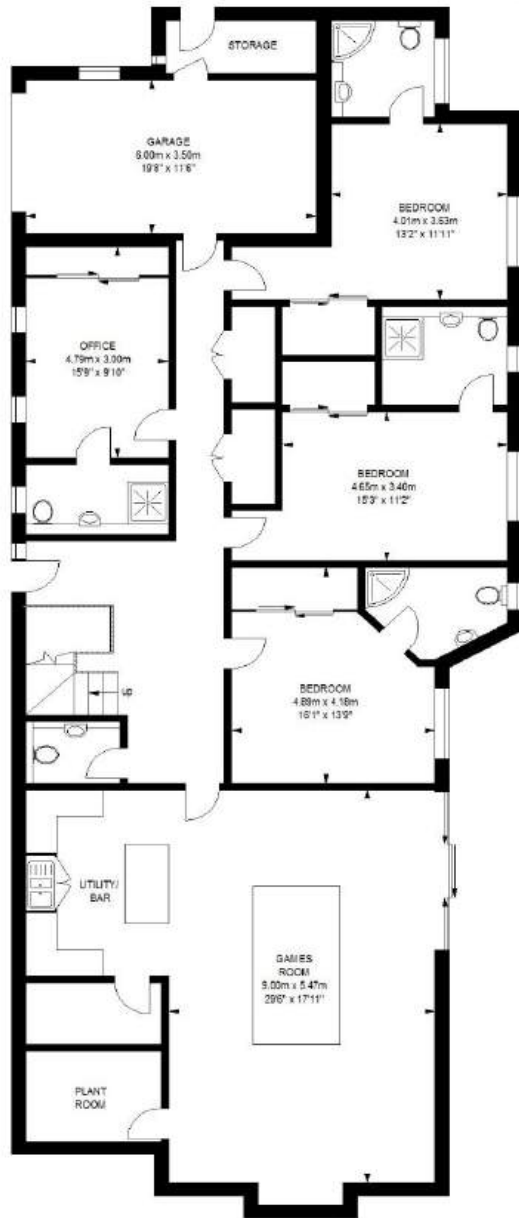
LOCATION

Tide Race is ideally suited for those who wish to enjoy the benefits of coastal living in this ever-popular position on the North Cornish coast. Daymer Bay is approximately a 10-minute gentle walk via direct footpath, offering easy access to safe swimming, scenic coastal walking, kite & wind surfing and access via the footpaths onto the St Enodoc Golf Club and St Enodoc Church. Trebetherick and Rock offer most everyday shopping requirements meanwhile Wadebridge, with a wealth of independent shops, is only 7 miles inland. The St Moritz Hotel with its bar, restaurant and renowned Cowshed Spa is again only 10 mins walk away. The water taxi or ferry to Padstow provide easy access to this gastronomic destination and all it has to offer. The main line railway station is at Bodmin Parkway, approximately 15 miles and Newquay airport (direct daily air flights to London) is approximately 20 miles.

LOWER GROUND FLOOR
235.32 sq.m. (2533 sq.ft.) approx.

TOTAL FLOOR AREA : 428.73 sq.m. (4615 sq.ft.) approx.
Illustration For Identification Purposes Only. Not To Scale
*Floorplan Drawn According To RICS Guidelines

GROUND FLOOR
193.42 sq.m. (2082 sq.ft.) approx.



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Pavilion Building, Rock, Cornwall PL27 6JU
01208 862601
sales@johnbrayestates.co.uk

www.johnbrayestates.co.uk

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