

ONE TRENOWETH
TREBETHERICK

JB ESTATES

EST. 1971



One Trenoweth, Trebetherick, PL27 6SE

Completed in 2018, One Trenoweth is an immaculately presented detached 4-bedroom house, situated between Polzeath and Daymer Bay. The property is well-proportioned throughout with spacious open plan kitchen/dining/living room, opening on to a private rear terrace with a swimming pool and patio, EPC Band C.

- Generous open plan living/dining and kitchen with bi-fold doors to access the rear garden.
- Four double bedrooms, a family bathroom and two ensuite bathrooms.
- An enclosed rear garden with a heated swimming pool and patio area.
- Private driveway parking for multiple vehicles.
- Within minutes of the SW Coast Path, Daymer and Polzeath beaches.
- A successful holiday let property with Perfect Stays.
- All in approximately 2,108 sq. ft. (195.8 sq. m.)

Daymer Bay and Polzeath 0.5 miles, Rock 2 miles, Port Isaac 5 miles, Wadebridge 7 miles, Bodmin Parkway 16 miles, Newquay Airport 18 miles, Truro 31 miles, Exeter 70 miles

Guide Price: £1,650,000
FREEHOLD – UNRESTRICTED



THE PROPERTY

Currently a successful holiday let, One Trenoweth is a modern four-bedroom detached property enjoying a prime position just a short walk from the beautiful Greenaway Beach. The property offers high-quality interiors throughout with tasteful furnishings and is clad with a mix of composite timber, natural stonework, and smooth white render. One Trenoweth enjoys a block paved driveway with parking for multiple vehicles as well as gated access down either side of the property. There is an outdoor heated swimming pool, covered outside shower, and secluded patio dining areas, to the rear. One Trenoweth represents a fantastic opportunity to acquire an investment property or holiday home.

ACCOMMODATION

GROUND FLOOR: Entrance hall to the side | Large open plan living/dining/kitchen area with oak floors, wood burner and bi-fold doors to a private terrace | Utility room | W.C. | Storage cupboard.

FIRST FLOOR: Four double bedrooms | Three bathrooms (Two en-suite) | The principal bedroom enjoys a glass balustrade balcony.

OUTSIDE

To the front, there is a pedestrian and vehicle gate leading to a block paved driveway, which can accommodate parking for several vehicles and is well maintained with an array of shrubs and a sitting area. Easily accessed down either side of the property, the rear garden boasts an outdoor heated swimming pool, patio areas with dining furniture, an outside shower unit, a lockable storage cupboard and more low maintenance planting.

SERVICES

Mains water, electricity, and drainage. Air Source Heat Pump and Underfloor Heating. Electric vehicle charging point.







LOCATION

Trebetherick is considered one of the most sought-after areas in Cornwall, famous for its mild climate and superb situation at the mouth of the river Camel on the beautiful North 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 and Newquay airport (direct daily air flights to London) is approximately 20 miles.

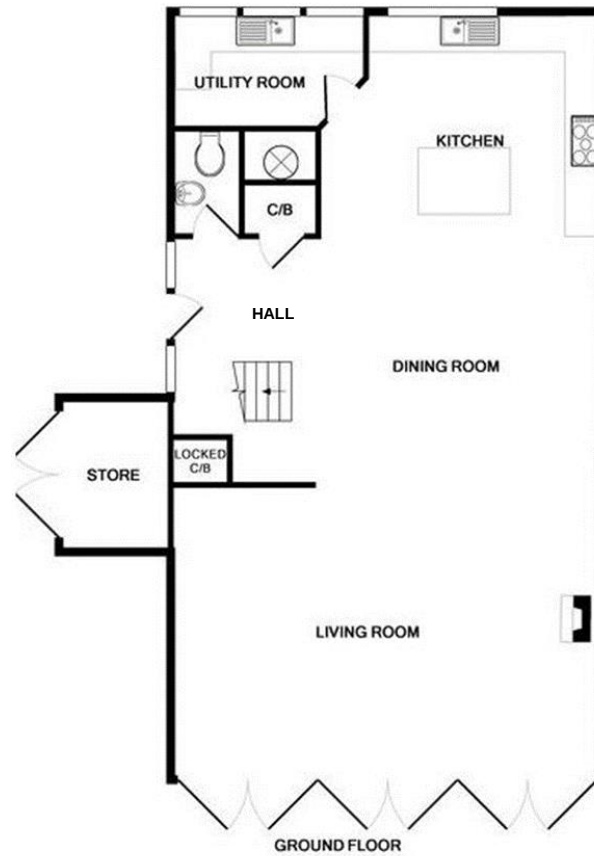
Daymer Bay



Polzeath



GROUND FLOOR
98.0 sq.m. (1055 sq.ft.) approx.



1ST FLOOR
97.8 sq.m. (1053 sq.ft.) approx.



TOTAL FLOOR AREA : 195.8 sq.m. (2108 sq.ft.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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