

# NO.1 ZEATH @ THE BAY NR. CONSTANTINE



**MODBOX**  
DEVELOPMENTS

**JB ESTATES**  
EST. 1971

## NO.1 ZEATH @ THE BAY

Nr Constantine Bay, PL28 8PJ

Available off-plan, this contemporary 3-bedroom detached home forms part of an exclusive development near Constantine Bay. Designed with reverse living to maximise natural light and outlook, the open-plan living space enjoys far-reaching views across open fields with glimpses of the sea. To be constructed by ModBox Developments Ltd, the property will feature an attractive blend of render, slate and timber cladding with well-proportioned, thoughtfully designed interiors. Additional highlights include a first-floor terrace and private block-paved parking for two vehicles.

- 3 double bedrooms, 2 bathrooms (1 en-suite).
- High specification fixtures and fittings.
- Open plan kitchen dining and sitting with sliding doors to the balcony terrace.
- For sale off plan with a 32-week build schedule post plot purchase.
- Walking distance to Constantine Bay and Trevose Golf Club via a nearby footpath.
- In all approximately 127 sq m / 1,365 sq ft

Constantine Bay 600 metres, St Merryn 600 metres, Harlyn Bay Beach 1.7 miles, Padstow 3.5 miles, Newquay Airport 8 miles, Bodmin Parkway Train Station 26 miles, Exeter (M5) 86 miles.

Viewings by appointment only

**GUIDE PRICE: £945,000**

FREEHOLD (holiday use).



## THE PROPERTY

This contemporary holiday home, available off-plan, is set in the peaceful hamlet of Towan, on the outskirts of Constantine Bay. To be built by ModBox Developments Ltd with meticulous attention to detail, the property will showcase modern, luxurious finishes and high-quality fixtures throughout. Arranged over two floors with a reverse living layout, the ground floor offers three generously sized bedrooms (including one en-suite), and a family bathroom. Upstairs, the heart of the home is a spacious open-plan kitchen, dining, and sitting area, where vaulted ceilings create a sense of light and scale. Sliding doors open onto a private terrace with countryside views and glimpses of the sea - the perfect spot to unwind and embrace the coastal lifestyle.

## ACCOMMODATION

**Ground Floor** – Entrance Hall | Principal bedroom with en-suite shower room | Two further double bedrooms | A family bathroom | A store and plant room accessed externally

**First Floor** – Open plan kitchen, dining and sitting room with vaulted ceilings and Velux windows | Large rear terrace with glass balustrade and countryside views.

## OUTSIDE

Situated at the entrance of the Zeath at the Bay development. At the front, the property enjoys a block paved parking area for two vehicles with coastal and colourful planting and an EV car charging point.

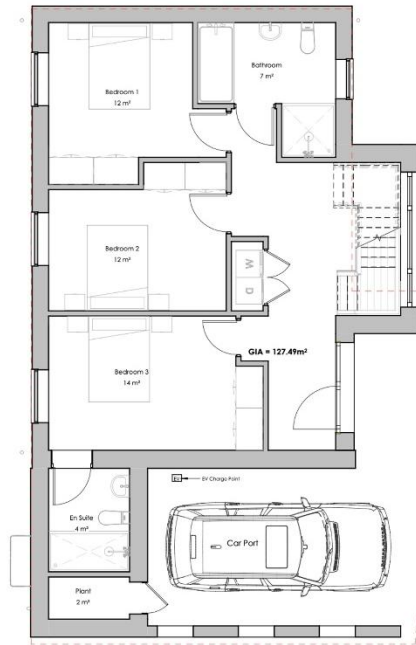
## SERVICES

Mains water and electricity. Private drainage via sewage treatment plant. Air source underfloor heating.



Computer Generated Image





GROUND FLOOR PLAN



FIRST FLOOR PLAN

**JB ESTATES**

EST. 1971

Pavilion Building, Rock, Cornwall PL27 6JU  
 01208 862601  
 propertysales@johnbrayestates.co.uk  
[www.johnbrayestates.co.uk](http://www.johnbrayestates.co.uk)

**IMPORTANT NOTICE** John Bray Estates have prepared these details as a brief description of the property as they know it. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It cannot be assumed that the property has all necessary planning, building regulation, other consents or clear title and John Bray Estates will not have tested any services, equipment or facilities. No responsibility is taken for any travelling expenses incurred should the property prove to be inaccurately described or withdrawn. A buyer is advised to obtain verification on all matters from their solicitor.