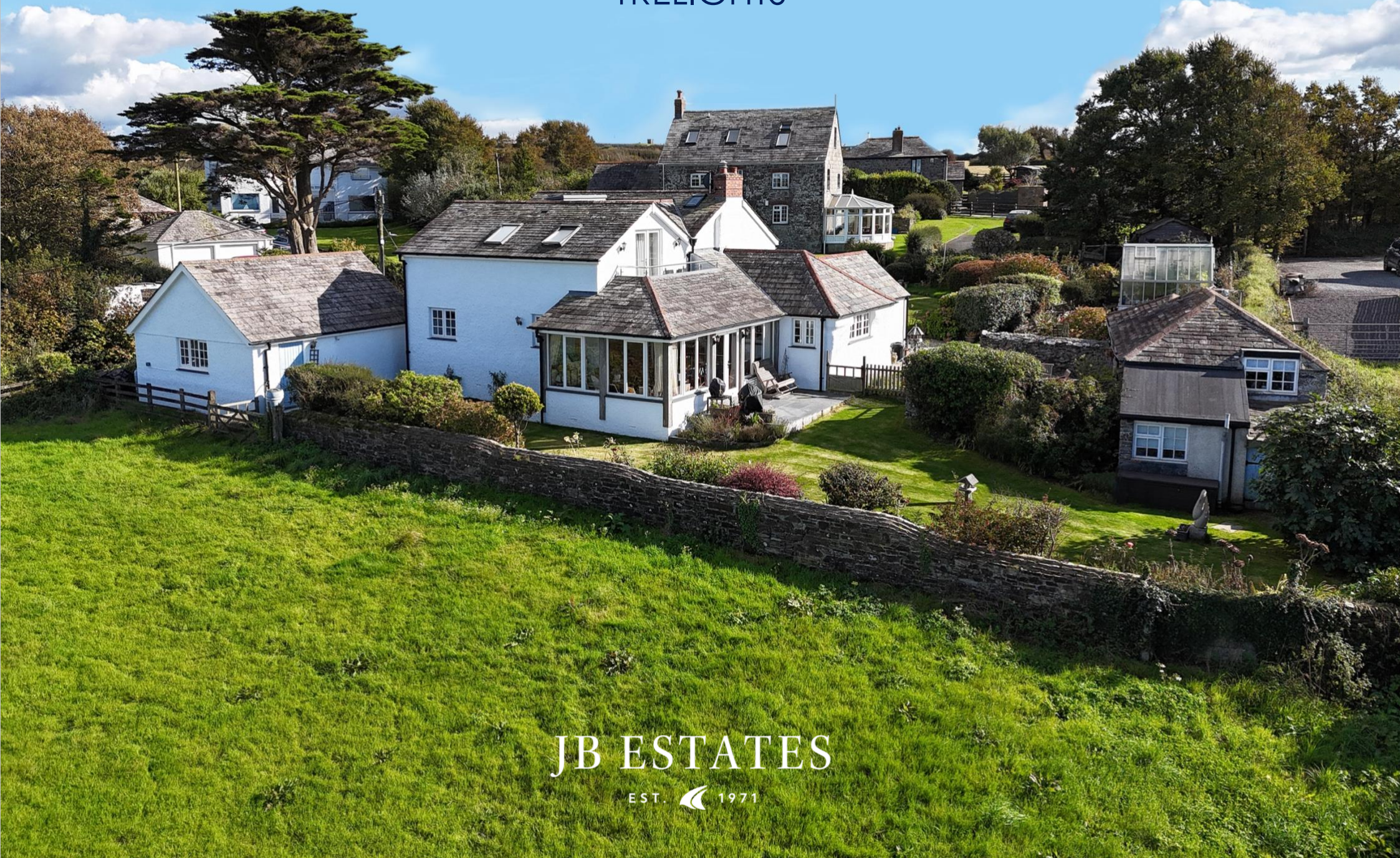


# HANDSACRE TRELIGHTS



JB ESTATES

EST.  1971

# Handsacre

Trelights, Nr Port Isaac, PL29 3TL

**This beautifully presented and deceptively spacious four-bedroom detached home offers the perfect blend of character and comfort. Extensively and sympathetically extended in keeping with the age of the property, Handsacre enjoys a generous 0.26-acre plot in the peaceful hamlet of Trelights, just moments from the coastal villages of Port Isaac and Polzeath. The property is finished to a high standard throughout and enjoys far-reaching rural and sea views. A charming, self-contained annexe provides additional flexible accommodation, ideal for guests, or as a potential income opportunity. Surrounded by a delightful cottage garden, Handsacre also benefits from a garage, driveway parking, and plenty of outdoor space to relax and entertain.**

- Three-bedroom traditional property with a separate 1-bedroom annexe in the tranquil hamlet of Trelights.
- Well-proportioned generous accommodation with a bright and light feel throughout
- Large established southeast facing garden with a productive vegetable patch, greenhouse and lawn, additional west facing garden and terrace positioned to enjoy the glorious sunsets
- Double garage storage over and driveway parking for multiple cars / boat, EV Charger.
- Currently a main residence, but would also make a desirable letting property
- In all approx. 1880 sq. feet (174.7 sq. metres) EPC Band D

Port Isaac 2 miles, Polzeath 3 miles, Rock 4 miles, Wadebridge 6 miles, Bodmin Parkway 17 miles, Newquay Airport 17 miles, Exeter 66 Miles

Viewings by strictly appointment

**Guide Price £1,000,000**

**FREEHOLD**





## THE PROPERTY

Conveniently positioned between Port Isaac and Polzeath in a peaceful rural village setting, this utterly charming, four-bedroom property, occupies a generous plot. Perfectly positioned to catch the glorious north Cornwall sunsets, Handsacre enjoys far reaching sea views across unspoiled rolling Cornish countryside.

## ACCOMMODATION

**GROUND FLOOR:** Entrance porch | Sitting room with wood burner | Kitchen with vaulted ceiling and AGA | Boot room / Utility room with door to garden | Dining room with countryside views and patio doors to the garden and terrace | Study | Double bedroom | WC



**FIRST FLOOR:** Landing | Principal bedroom with dual aspect windows, sea facing balcony and ensuite bathroom with 2-person sauna | Double bedroom | Family bathroom

**ANNEXE:** Stable door into open plan kitchen, dining and sitting room | Double bedroom | Steps down to the bathroom

## OUTSIDE

This charming cottage sits in beautifully landscaped grounds that provide vibrant colour and interest throughout the year. The enclosed gardens feature a generous raised vegetable patch, positioned beyond the sun-soaked south-facing lawn, along with two greenhouses and several garden sheds. To the west, a raised terrace off the dining room offers inspiring coastal views and steps down to a second lawn that gently wraps around the property, leading to the garage. The self-contained annexe benefits from its own private, sunny walled patio garden, while parking is available both in front of the double garage and directly outside.

## SERVICES

Mains water, drainage and electricity. Oil fired central heating. U/F heating on ground floor. Built-in sound system.







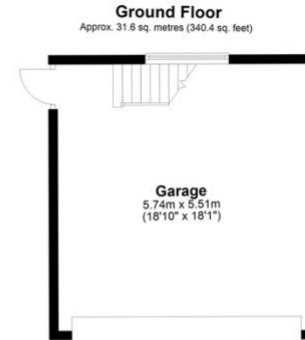
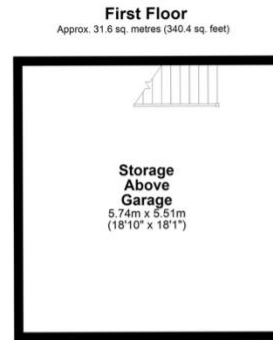
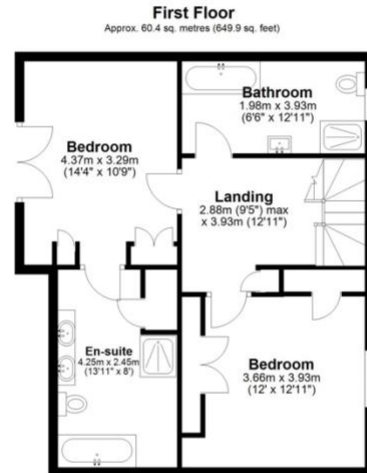
## LOCATION

Trelights is a beautiful Cornish hamlet conveniently located within striking distance of the spectacular, rugged North coastline. It is just two miles from Port Isaac, the picturesque town famed from the TV series Doc Martin and more recently the restaurants, including the Nathan Outlaw restaurants that have collectively accumulated three Michelin Stars. Popular with visitors it has changed little over time and offers a mix of bistros, inns, restaurants and independent stores. Very close to the year-round holiday destinations of Rock and Polzeath, Trelights lies within an Area of Outstanding Natural Beauty and offers a wide range of water sports activities, using the hamlet as the perfect base to explore North Cornwall. The market town of Wadebridge is just 6 miles distant and offers a wide-ranging selection of independent artisan shops and a good variety of quality restaurants and public houses.

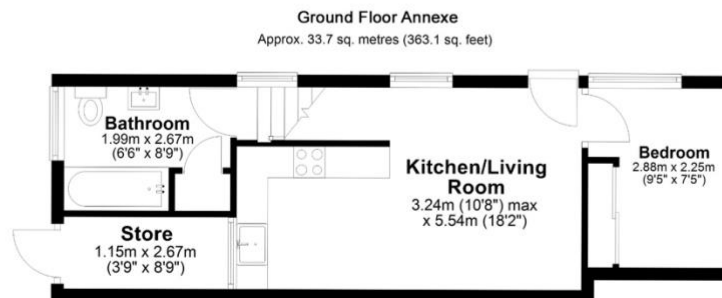
**HANDSACRE , TRELIGHTS**  
**In all approx 271.6 sq. metres (2,923.8 sq. feet)**  
 Main house approx. 174.7 sq metres (1880.0 sq. feet)  
 Annexe approx. 33.7 sq. metres (363.1 sq feet)  
 Garage approx. 63.2 sq.m (680.7 sq. feet)



Total area: approx. 174.7 sq. metres (1880.0 sq. feet)



Total area: approx. 63.2 sq. metres (680.7 sq. feet)



Whilst every attempt has been made to ensure the accuracy of this floorplan, 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.



**JB ESTATES**

EST. 1971

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