

TREWINT HOUSE

ST MINVER



JB ESTATES

EST.  1971

TREWINT HOUSE

ST MINVER, PL27 6PU

Trewint House occupies an enviable elevated position between Rock and Daymer Bay. This handsome period home has been carefully renovated and maintained over the years and enjoys sweeping views across the Camel Estuary, the fairways of St Enodoc Golf Course, and open Cornish countryside. EPC Band G.

- Three bedrooms and two bathrooms
- Sweeping sea & countryside views across to Stepper Point & Padstow
- A semi open-plan kitchen/dining room with original slate flooring
- Spacious dual aspect sitting room with a cosy log burner
- Utility room on the lower ground floor
- A south-west facing enclosed sun deck
- Parking space for one vehicle
- Within walking distance of Daymer Bay and Rock's village amenities
- In all, approximately 1,238 sq. ft (115 sq. m)

Rock 0.7 miles, Daymer Bay 1.1 miles, Polzeath 1.4 miles, Port Isaac 8.1 miles, Wadebridge 6, Bodmin Parkway 15 miles, Newquay Airport 17 miles.

Viewings by appointment

Guide Price: £525,000

FREEHOLD





THE PROPERTY

Set in an elevated position in St Minver, within easy reach of Rock, Daymer Bay and Polzeath beaches, Trewint House enjoys panoramic views across open countryside towards the mouth of the Camel Estuary and St Enodoc's beautiful links Golf Course. Trewint House is a beautifully renovated 19th-century semi-detached property with three-bedrooms. Offering a semi open-plan kitchen and dining room with original flagstone slate floors, it also has a separate south-west facing sitting room with a log burner. A useful basement level utility room is accessed via steps from the kitchen. Upstairs, all the bedrooms possess far reaching sea views and are arranged as two doubles (one ensuite) and a single, alongside a family bathroom.

ACCOMMODATION

GROUND FLOOR: Semi open-plan kitchen and dining room | Sitting room

LOWER GROUND FLOOR: Utility room

FIRST FLOOR: Master bedroom with en-suite | Double bedroom | Single bedroom | Family bathroom

OUTSIDE

The property has a parking space for one vehicle to the front. Trewint House is accessed via a pedestrian gate with a gravel path leading you to a low-maintenance suntrap deck. Private and enclosed, it provides the perfect spot to enjoy the sunshine throughout the afternoon.

SERVICES

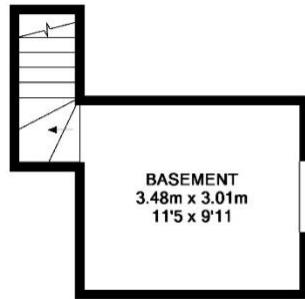
Main's water and electricity. Central heating via electric boiler. Private drainage.



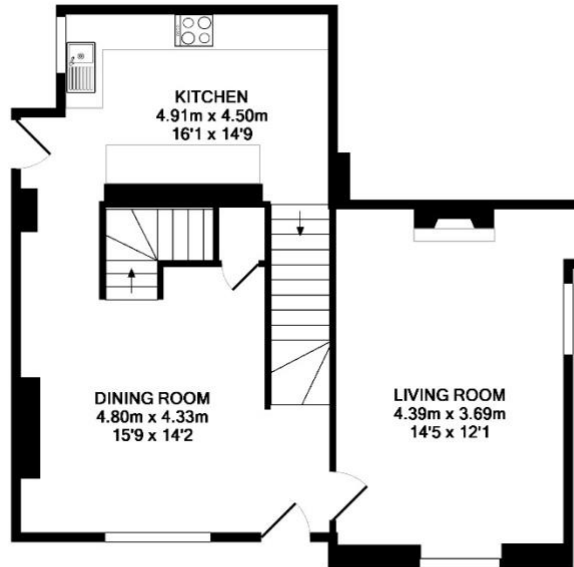
LOCATION

If you are looking for a quintessential coastal home, then St Minver is a magical spot from which to explore everything the North Cornwall Coast has to offer. With the world-class St Enodoc links golf course on your doorstep and the Point at Polzeath nearby, you will be spoilt for golfing choice. Within striking distance of Rock's shops and amenities including Flo's Deli & Store just around the corner. The calm, clear waters of Daymer Bay and its golden sandy beach perfect for young children, is just a short stroll away. Head around the coast to Polzeath for more exhilarating waves and try your hand at surfing or body boarding. Just a couple minutes' drive in the other direction lies Rock, where you can try sailing, water-skiing and paddle boarding, or book fishing, dinghy or ski lessons. An excellent variety of restaurants are within easy reach, including The Mowhay, The Waterfront and The Atlantic as well as Nathan Outlaw's restaurants in Port Isaac, The Mariners and the Dining Room as well as Paul Ainsworth's No. 6 and Rick Stein's seafood restaurant both in Padstow.

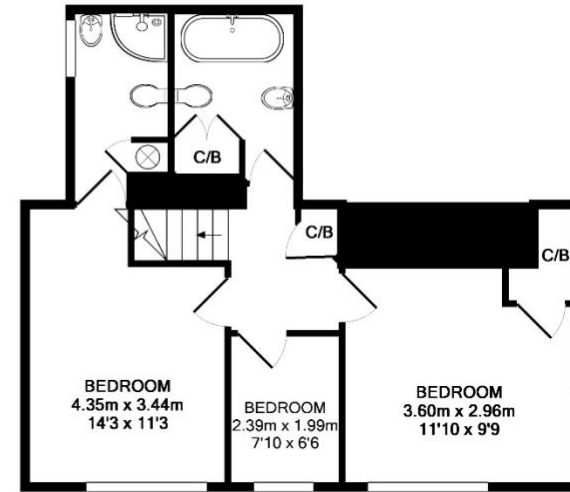




BASEMENT LEVEL
APPROX. FLOOR
AREA 12.9 SQ.M.
(139 SQ.FT.)



GROUND FLOOR
APPROX. FLOOR
AREA 57.2 SQ.M.
(616 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 44.8 SQ.M.
(482 SQ.FT.)

TOTAL APPROX. FLOOR AREA 115.0 SQ.M. (1238 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, 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.
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Pavilion Building, Rock, Cornwall PL27 6JU
01208 862601
sales@johnbrayestates.co.uk

www.johnbrayestates.co.uk

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