

TREVEAN TREBETHERICK

JB ESTATES

EST. 1971



TREVEAN

Worthy Hill, Trebetherick, PL27 6SG

Perched above the golden sands of Daymer Bay, Trevean enjoys a sought-after coastal setting with sweeping views across Brea Hill towards the Camel Estuary. This much-loved four-bedroom detached home is tucked away along a private lane, offering peace, privacy and footpath access to the beach, all within one of North Cornwall's most desirable waterfront locations.

- Four bedrooms (one with a balcony), two bathrooms, WC and outside shower.
- Distant views of the Camel Estuary across St Enodoc golf course and Brea Hill from the principal rooms.
- Currently a well-located private home on a good-sized plot of almost 0.2-acres.
- Immense potential for modernisation and extending (subject to the necessary permissions).
- Off road parking for several vehicles and a detached single garage
- Daymer Bay a short walk across the fields.
- In all, 1,803.1 sq. ft (167.5 sq.m). EPC Band E.

Daymer Bay 500 yards, Rock 2 miles, Polzeath 1/2 mile, Wadebridge 7 miles, Bodmin Parkway Train Station 17 miles, Newquay Airport 19 miles, Truro 32 miles

Viewings by appointment only

Guide Price £1.895m

FREEHOLD



THE PROPERTY

Rarely available, Trevean occupies a large and secluded plot in the heart of Trebetherick. Flooded with natural light it enjoys far-reaching views across the open countryside towards the Camel Estuary from both floors. Just a short stroll from Daymer Bay via the footpath at the end of the lane, this charming four-bedroom house has been extended over the years and now offers an exceptional opportunity to create a bespoke coastal retreat, with scope to modernise or extend, subject to the necessary planning consents.

ACCOMMODATION

GROUND FLOOR: Sunny conservatory / dining room | Sitting room with wood burner | Fully fitted kitchen | Home office | Utility room with shower | W.C.

FIRST FLOOR: Principal bedroom with balcony access | Shower room | Three further double bedrooms | Family bathroom | Attic storeroom

OUTSIDE

Approached via a private gated driveway, Trevean offers generous parking with ample space for cars or boat storage. The mature wrap-around garden enjoys a south westerly aspect, with a spacious patio terrace providing an ideal setting for outdoor dining while soaking up the far-reaching coastal views. A detached single garage to the side of the property is complemented by a garden shed, shower and external wood store to the rear.

SERVICES

Mains water & electricity | Private drainage | Oil fired central heating

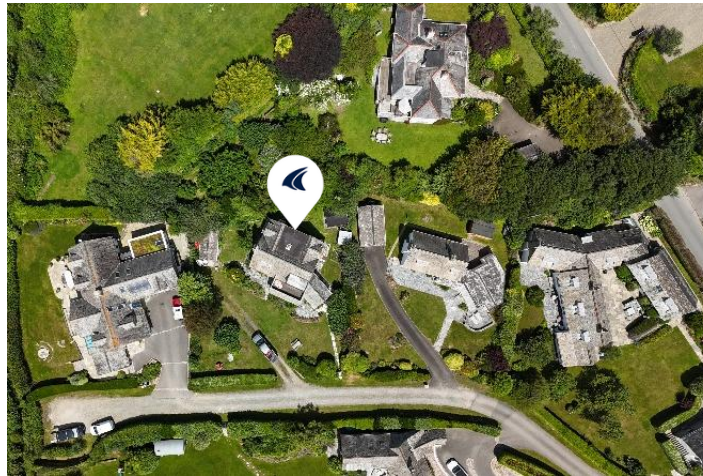




An aerial photograph of Daymer Bay in Cornwall, UK. The image shows a wide, sandy beach curving along the shore of a bay with clear, turquoise water. To the right of the beach is a lush green golf course with several fairways and sand traps. Further inland, a small village with white-walled houses and green lawns is visible. In the foreground, a large, ancient stone church with a tall spire stands on a grassy hill. The sky is a clear, pale blue, and the overall scene is one of a beautiful coastal landscape.

LOCATION If you are looking for a quintessential Cornish coastal home, then Trevean in Trebetherick 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. From your doorstep, take the footpath and stroll down to the calm clear waters of Daymer Bay with its golden sandy beaches perfect for young children. Walk the Southwest Coast Path to Polzeath for more exhilarating waves and try your hand at surfing, body boarding or stand-up paddle boarding. Just a few minutes' drive away lies the water sports hub of Rock where you can enjoy sailing, water-skiing and paddle boarding; hire a motorboat, book a fishing or pleasure boat trip or sign up for dinghy lessons. Hop onto the ferry to experience Padstow's busy fishing harbour, cafes, galleries and shops. An excellent range of restaurants are within easy reach of Trevean including the Nathan Outlaw's Restaurants in Port Isaac, Paul Ainsworth's, No. 6 Padstow, and Rick Stein's seafood restaurant in Padstow. Fourboys, The Dining Room and The Mariners in Rock are also highly regarded.

Rock

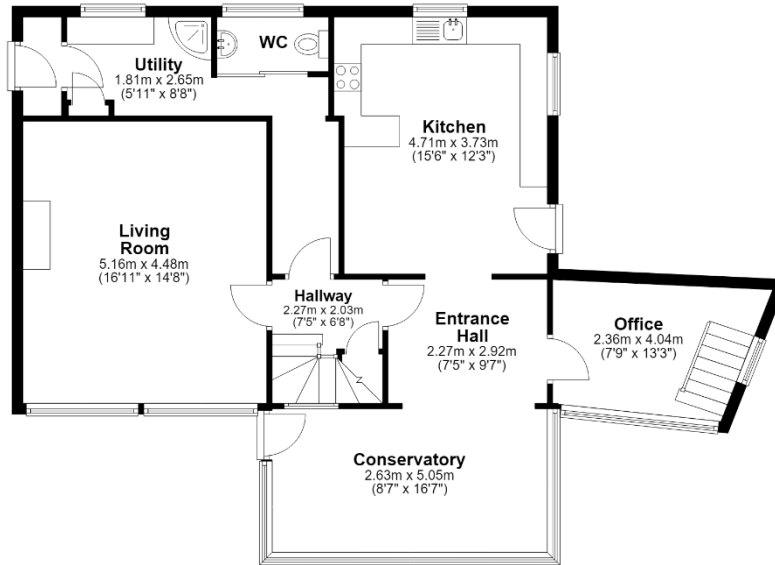


Polzeath



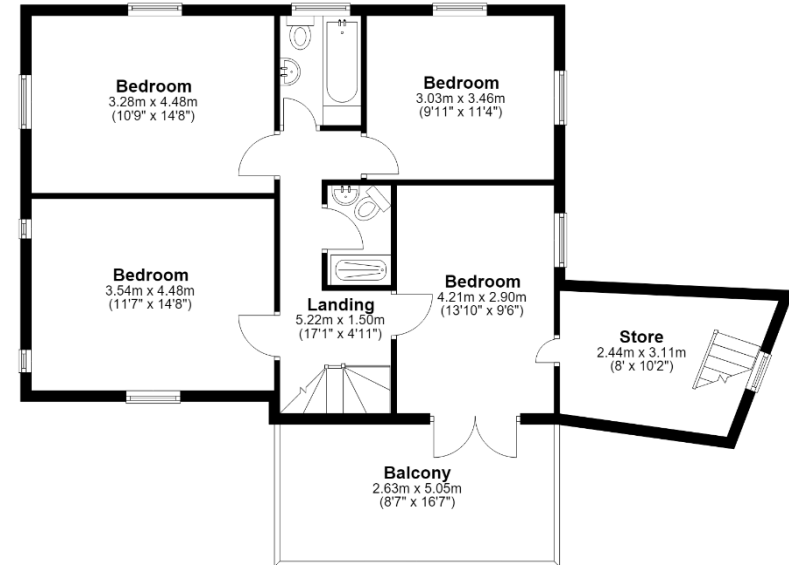
Ground Floor

Approx. 89.9 sq. metres (967.6 sq. feet)



First Floor

Approx. 77.6 sq. metres (835.5 sq. feet)
(excluding Balcony)



TREVEAN, TREBETHERICK

In all about 1803.1 sq. ft (167.5 sq. m)

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.

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