

3 Mourton Hall

TREVONE



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ESTATE AGENTS



- **Striking Contemporary Home in Exclusive Four-Property Development**
- **Tranquil Setting Just 500 Metres from the Sandy Beach & Rock Pools of Trevone Bay**
- **Unique Split Level Accommodation of around 2,000 Square Feet**
- **Four Double Bedrooms/Four Bathrooms**
- **Elegant Oak Flooring, Underfloor Heating & Wood Burning Stove**
- **Balcony Overlooking Gardens & Open Farmland**
- **Large Garden, Patios & Driveway Parking for Three Vehicles**

Nestled within the prestigious contemporary Mourton Hall development, this exceptional detached residence offers a rare blend of striking design, luxurious finishes and effortless modern living.

One of just four bespoke homes built to exacting specifications, the property showcases the finest craftsmanship, Cornish stone detailing, painted render and elegant stained hardwood cladding. A natural slate roof completes the timeless yet contemporary aesthetic.

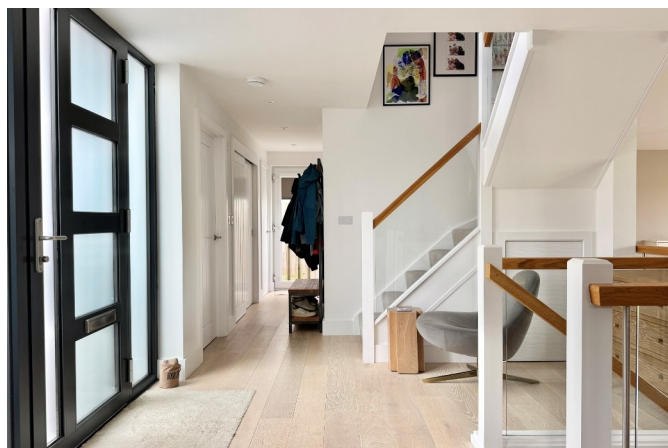
The striking powder-coated aluminium front door opens into a bright and welcoming entrance hall, where oak flooring with a white oil finish and a galleried landing set the tone for the home's impeccable style.

The galleried landing enjoys views through double height windows to open farmland at the rear. A spacious study provides the perfect environment for remote working, while the contemporary wet room with sleek fittings adds a touch of indulgence to the ground floor. The separate utility room adds practicality.

The heart of the home lies on the lower ground floor, where a beautifully designed open-plan living, kitchen, and dining space flows seamlessly to the outdoors through full width bi-fold doors.

3 Mourtou Hall, Trevone, PL28 8QU

£1,050,000 guide





Here, natural light floods the interior, complementing the oak and tiled floors and highlighting the feature woodburning stove—perfect for cosy evenings. The contemporary kitchen combines elegance and practicality with integrated Bosch appliances and a breakfast bar ideal for relaxed entertaining.

Upstairs, the first floor reveals four thoughtfully designed bedrooms, each offering a sense of calm and sophistication. The principal bedroom features full-height glazing framing open countryside views, bespoke wardrobes, a luxurious en-suite shower room and a serene atmosphere ideal for unwinding at the end of the day. Another bedroom opens onto a private glass-fronted balcony, offering stunning views over the gardens and the picturesque landscape beyond—an idyllic spot for morning coffee or an evening glass of wine. Every element of this home has been designed with modern comfort in mind, from underfloor heating across the lower levels to energy-efficient glazing, contemporary bathrooms, and high-quality finishes throughout.

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Outside, the large garden extends to the stream at the rear boundary, offering a tranquil backdrop of farmland towards Porthmissen Farm. The generous patio area provides the perfect setting for alfresco dining and summer gatherings, while parking for three cars and additional visitor parking ensures convenience without compromise. Services to the property include mains gas, water and electricity with a private drainage system. EPC rating B. Council tax band F. Ultrafast broadband connected. Ofcom indicate 5G mobile coverage.

With its perfect balance of architectural flair, contemporary luxury, and a connection to the surrounding countryside and ocean, this remarkable property offers an enviable lifestyle opportunity in one of the region's most desirable settings.

Located just two miles from the celebrated harbour town of Padstow, Trevone is a sought after coastal village offering the perfect balance of seaside tranquillity and easy access to fine dining, boutique shopping and year round events. Whether you stroll along the scenic South West Coast Path or take a short drive, Padstow's world class restaurants, including Rick Stein's Seafood Restaurant and Paul Ainsworth's Number 6, are right on your doorstep.

Trevone itself is home to a Blue Flag sandy beach, popular for family days out, surfing, and safe swimming, with lifeguard cover in summer and a natural tidal pool at neighbouring Newtrain Bay. The dramatic Round Hole sea cavern adds a spectacular geological touch to the landscape. Trevone offers a range of well loved local amenities that enhance its relaxed, community focused lifestyle. The highly regarded farm shop provides a fantastic selection of fresh, locally sourced produce, while the surf shop by the beach doubles as a popular café/restaurant day and night, ideal for coffee or a meal after a swim. Bruno's Bar is a laid back coastal bar that comes alive in the summer months with an eclectic mix of music and community energy. One can enjoy a curated diverse lineup of live performances from traditional Cornish shanties and rising indie artists fresh from festival stages, to vinyl spinning DJs and talented local musicians. Beyond the music, Bruno's runs a beach sauna and a snack hut right on the sand, making it the perfect place to unwind, refuel, and soak up the sea views between swims and sunsets. The Well Parc Hotel and pub offers drinks and dining with panoramic sea views.

To find 3 Mourton Hall, follow the B3276 coast road out of Padstow towards Trevone following signs to Newquay. Follow this road for just over half a mile and then turn right at signs for Trevone. Follow the lane all the way down passing the former post office along the way. Just after St Saviours Church, turn right onto Homer Park Road and drive all the way to the end. Turn into Mourton Hall development and number 3 can be found along on the left hand side. The postcode for satellite navigation is PL28 8QU. What3words: ownership.dumpy.robe

