

TREBARTHA GREENAWAY, TREBETHERICK



JB ESTATES

EST. 1971

TREBARTHA,

Trebetherick, PL27 6SF

Trebartha occupies a prized corner plot at Greenaway, boasting stunning views taking in Newland Island, the North Cornwall coastline and Atlantic Ocean. This detached four-bedroom bungalow enjoys an enviable coastal position just moments from the Southwest Coast Path and within easy walking distance of Daymer Bay, Greenaway and Polzeath beaches. Carefully maintained, the property now offers a rare opportunity to create an exceptional coastal home through redevelopment or reconfiguration, subject to the necessary planning consents.

- 4-bedrooms and three bathrooms (one en suite)
- Large sitting room leading through to a study
- Spacious open plan kitchen and dining room with sea views and patio doors.
- Generous lawned garden with mature planting and sea views in all approx. 0.50-acres.
- Private driveway parking for multiple vehicles and a double garage, with a second gated driveway at the northeast corner of the plot.
- Within minutes of the Southwest Coast Path and Greenaway beach and just a short walk to Daymer Bay and Polzeath beaches
- Currently a popular holiday let with John Bray Cornish Holidays
- All in approximately 2,135 sq. ft. (198.4 sq. m.) EPC Band E.

Daymer Bay and Polzeath 0.5 miles, Rock 2 miles, Port Isaac 5 miles, Wadebridge 7 miles, Bodmin Parkway 16 miles, Newquay Airport 18 miles, Truro 31 miles, Exeter 70 miles

Viewings by appointment with JB Estates

Guide Price: £2,450,000

FREEHOLD





LOCATION ~ The clifftop location of Greenaway is one of North Cornwall's most prestigious postcodes. Greenaway itself is a quiet, pebbly beach accessible from the Southwest Coast Path and ideal for swimming, snorkelling and secluded picnics. Positioned between the family friendly Daymer Bay and the surfing mecca of Polzeath, this magnificent and picturesque stretch of the north Cornish coastline borders the Camel Estuary. The beaches at Daymer Bay and Polzeath enjoy soft sand, rock pools and some of the best surf and windsurfing in the UK. Nearby Rock is a haven for sailing, water-skiing and paddleboarding with easy access across to Padstow via the foot ferry and water taxi. Understandably the area is very popular with families, water sports enthusiasts and walkers alike, while golfers are spoilt for choice with St Enodoc Golf Course and The Point at Polzeath. The St Moritz Hotel is located just a short walk away and offers two restaurants, two swimming pools, the Cowshed Spa and its luxurious new, spa facilities. Most everyday shopping can be found at Flo's Deli, Polzeath or Rock with the market town of Wadebridge just 5 miles away. For food lovers, there is a wealth of excellent restaurants and pubs nearby including The Mowhay, The Dining Room, The St Enodoc Hotel and The Mariners Pub in Rock, The Atlantic, Surfside, The Waterfront and TJs in Polzeath, Nathan Outlaw's two restaurants in Port Isaac and Rick Stein's Seafood Restaurant and Paul Ainsworth's No. 6 in Padstow.

THE PROPERTY

Situated on the Greenaway, directly between Daymer Bay and Polzeath beaches, Trebartha is a well-maintained four-bedroom detached bungalow enjoying far-reaching views across the Cornish coastline, the Camel Estuary and out to sea. Set on a generous corner plot and surrounded by a sizeable, enclosed lawned garden, the property offers light-filled and spacious accommodation. This includes a spacious sitting room with adjacent home study, a sunny kitchen & dining room with full height glazed doors leading out to the garden and terrace. Four bedrooms, (one en suite), a family bathroom and a practical utility/shower room complete the layout, alongside an integrated double garage. Occupying such a prime coastal position, Trebartha presents an exceptional opportunity to modernise or remodel (subject to the necessary consents) to enhance the sea and coastal views.

ACCOMMODATION

Entrance porch | Sitting room | Kitchen/ Dining room with patio doors to the terrace and garden | Shower room | Utility room with both garage and external access | Four double bedrooms (one ensuite) | Family bathroom | Study | Double garage.

OUTSIDE

Trebartha is approached via a private driveway providing parking for multiple vehicles, along with an attached double garage. A second gated access in the northeast corner of the plot leads to a generous driveway and rear lawned garden. Bordered by Cornish stone walls and established shrubs, the enclosed garden wraps around the property and offers plenty of spots to enjoy the sunshine throughout the day. The Southwest Coast Path is easily accessed from Trebartha.

SERVICES

Mains water and electricity. Private drainage. Hybrid heat pump and oil heating system.





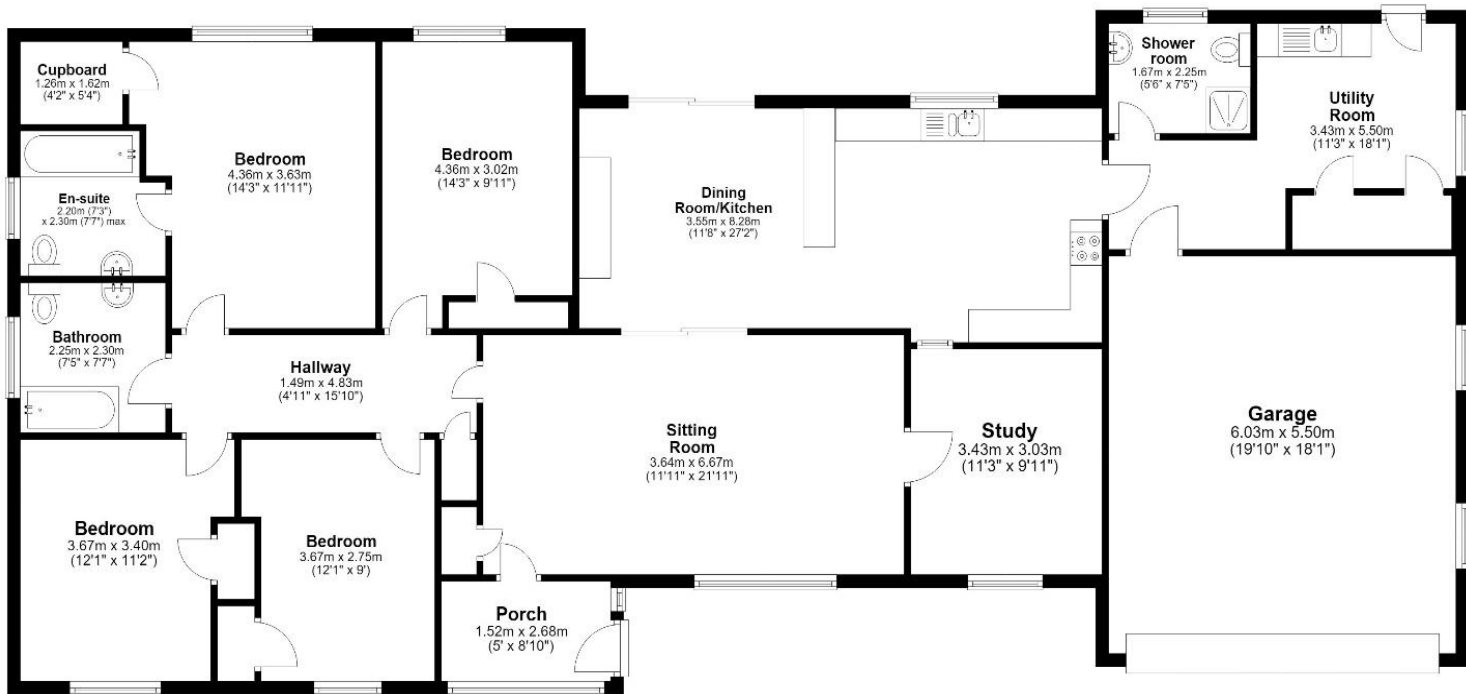
TREBARTHA

Total Area: Approx. 198.4 sq. metres (2135.9 sq. feet)

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.

Ground Floor

Approx. 198.4 sq. metres (2135.9 sq. feet)



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