

Morwenna

TREVONE



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ESTATE AGENTS



- **Characterful 14th Century Detached Cottage**
- **Elevated just Above Trevone Bay**
- **Attractive Slate Hung Façade**
- **Three Double Bedrooms**
- **Open Plan Kitchen/Dining Room**
- **Separate Lounge & Conservatory**
- **Enclosed Courtyard Gardens & Ample Driveway Parking**
- **Approximately 0.7 Miles from the Sandy Beach, Rock Pools & South West Footpath**



Morwenna is situated towards the top of Trevone bay in the hamlet of Windmill, just moments from the popular sandy beach and rockpools and approximately one mile from vibrant, picturesque Padstow.

Thought to date back to the 14th Century, Morwenna comprises of three double bedrooms – two on the first floor and one on the ground floor. All the bedrooms have shutters and an aspect to the rear. There is also a family bathroom on the first floor with white sanitary ware, panelled bath and shower enclosure.

The ground floor comprises a light, bright kitchen/dining room with a range of rustic cabinets and shelves, ceramic sink and space for a freestanding oven. The dining area has patio doors that open onto the rear courtyard and a doorway into the conservatory. Additionally, there is a utility room with rear door, space and plumbing for white goods, gas boiler and a cloakroom. The lounge is located within the original part of the property with a beamed ceiling, open fireplace and seagrass carpet while the conservatory to the rear offers a sunny south facing and private space to relax.

There is secure five bar gate access onto the gravelled driveway which provides off road parking for several vehicles to the rear. The aforementioned courtyard is paved with direct access into the dining area. There are two storage sheds and a combination of fence and hedge boundaries. Services to the property include mains gas, water, electricity and drainage. EPC rating E. Council tax band D.

Morwenna, Windmill, Trevone

PL28 8RY £525,000 guide



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Windmill is a tiny hamlet on the outskirts of Trevone Bay, a highly popular coastal village in an area of outstanding natural beauty. There is a beautiful sandy beach, a wonderful separate slate beach ideal for children to go rock pooling, and a fabulous footpath for stunning walks along the North Cornish coast. The highly regarded farm shop, a short walk up the hill, supplies a wonderful range of fresh local produce and the surf shop at the end of the road also has a cafe. The historic and picturesque fishing town of Padstow is less than two miles away and has many lovely cafes, pubs and restaurants including Paul Ainsworth's Michelin-starred No. 6, cool seafood bar Prawn On The Lawn and Rick Stein's esteemed Seafood Restaurant.

To find Morwenna, follow the B3276 coast road out of Padstow towards Trevone, taking signs to Newquay. After half a mile, Morwenna can be found on the left hand side shortly after the turning to Trevone Beach. The postcode for satellite navigation is PL28 8RY. What3words: frizz.sandals.swoop

