

Sunnyside

TREVONE



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ESTATE AGENTS



- **Exceptional Detached Coastal Home just 120 Yards Trevone Bay Beach**
- **Five Double Bedrooms including Three Stylish En-Suite Shower Rooms**
- **Three Reception Rooms & Modern Equipped Kitchen**
- **Attached Garage & Driveway Parking**
- **Private Enclosed Gardens, Patio & Outdoor Shower**
- **Quiet Cul-De-Sac Location in one of Cornwall's Premier Coastal Villages**
- **Moments from the South West Coast Path, Padstow & Outstanding Local Amenities**

Just moments from the golden sands of Trevone Bay, Sunnyside is a beautifully presented coastal home that perfectly captures the relaxed lifestyle for which this sought-after stretch of North Cornwall is renowned.

Positioned within a quiet private cul-de-sac just 120 yards from the beach, this substantial detached residence offers generous, flexible accommodation, exceptional entertaining space and private gardens, creating an outstanding family home as well as a proven and highly successful holiday property.

Originally constructed during the 1930s, Sunnyside retains much of the charm associated with its era, including high ceilings and attractive bay windows, whilst having been thoughtfully modernised to provide comfortable contemporary living. The result is a home that is both elegant and practical, equally suited to permanent occupation or memorable holidays by the sea.

The heart of the home is undoubtedly the impressive open-plan kitchen and dining room, a wonderfully sociable space designed for modern family living. The kitchen is fitted with timeless shaker-style cabinetry, complemented by solid oak block work surfaces and a comprehensive range of integrated and freestanding appliances. Large bi-folding doors open directly onto the rear terrace and gardens, allowing the indoor and outdoor spaces to flow effortlessly together during the warmer months.

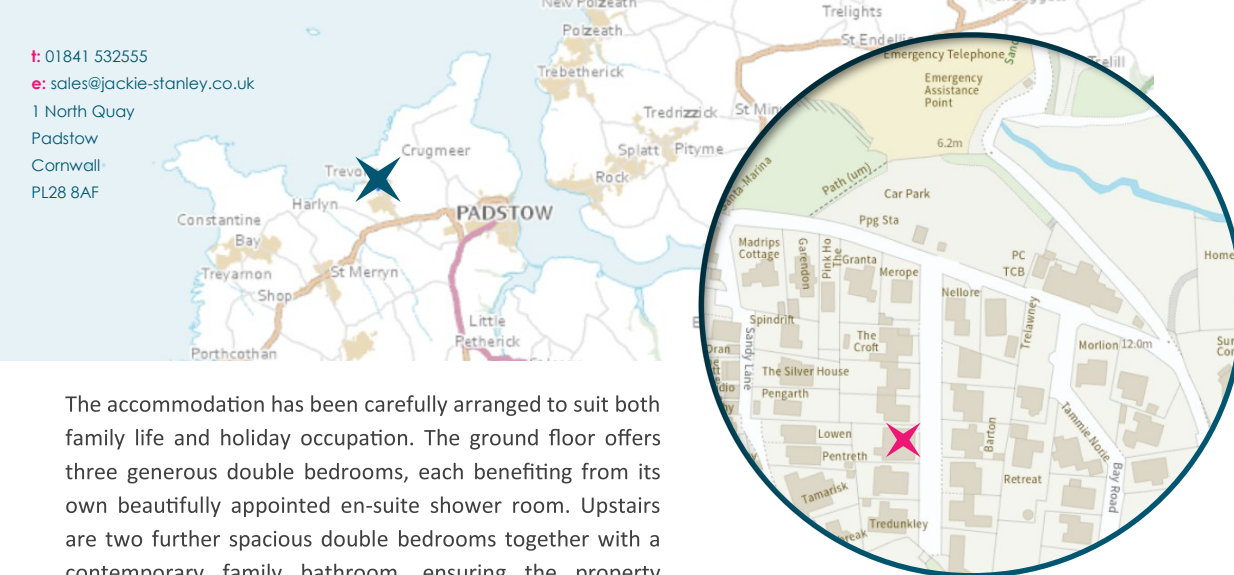
The principal sitting room is both spacious and inviting, centred around a freestanding gas stove that provides a warm focal point throughout the year. A separate first-floor sitting room offers valuable additional living space, ideal as a peaceful reading room, television lounge or children's retreat.

Sunnyside, Trevone, PL28 8RA

£995,000 guide



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The accommodation has been carefully arranged to suit both family life and holiday occupation. The ground floor offers three generous double bedrooms, each benefiting from its own beautifully appointed en-suite shower room. Upstairs are two further spacious double bedrooms together with a contemporary family bathroom, ensuring the property comfortably accommodates larger families and visiting guests alike.

Outside, the gardens have been designed with relaxation in mind. The fully enclosed rear garden enjoys an excellent degree of privacy and features an extensive lawn, generous patio, outdoor shower and timber garden shed, making it the perfect place to unwind after a day spent on the beach. Whether hosting summer barbecues, enjoying al fresco dining or simply relaxing in the Cornish sunshine, the outdoor space complements the property's enviable coastal setting. Driveway parking is provided to the side of the property, with additional unrestricted parking available nearby on Beach Road. Services to the property include mains gas, water, electricity and drainage. EPC rating D. Council tax band D. Ofcom suggest ultrafast broadband availability and 4G mobile coverage.

Trevone Bay is one of North Cornwall's most sought-after coastal villages, set within an Area of Outstanding Natural Beauty. Renowned for its beautiful sandy beach, separate slate beach with fascinating rock pools and spectacular South West Coast Path, it is a haven for families, walkers and watersports enthusiasts alike.

The highly regarded Trevone Farm Shop is just a short stroll away, offering an excellent selection of fresh local produce, artisan foods and a popular café, while the beachside surf shop also features a café, seasonal bar and regular live music during the summer months.

Less than two miles away lies the picturesque harbour town of Padstow, renowned for its outstanding selection of restaurants, cafés and boutiques, including Paul Ainsworth's Michelin-starred No.6, Prawn on the Lawn, and Rick Stein's celebrated Seafood Restaurant.

To find Sunnyside, follow the B3276 coast road out of Padstow towards Trevone, taking signs to Newquay. After half a mile, turn right to Trevone. Follow the lane all the way down towards the beach. Pass the surf shop on your right and then turn left into Beach Road. Sunnyside is the fifth property on right hand side. The postcode is PL28 8RA. What3words: drawn.half.unwraps

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