

TRESCO

TREYARNON BAY



JB ESTATES

EST.  1971

TRESCO

The Waterbeach, Treyarnon Bay,
PL28 8JR

Set in an elevated position overlooking Treyarnon Bay, Tresco is an impressive 5/6-bedroom contemporary coastal home with breathtaking ocean views. This architecturally innovative, newly built detached property offers luxurious and contemporary living spaces, has large sun-soaked terraces to embrace outdoor living against the stunning backdrop of North Cornish coastline.

EPC Band B.

- 5/6 bedrooms, 5 bathrooms.
- Completed in 2024 with high specification throughout & finished with exceptional attention to detail. ICW 10-year warranty.
- Open-plan living space with generous sun terraces.
- Light filled, reverse living layout to make the most of the outstanding sea views.
- Conveniently located close to Trevoze Golf & Country Club.
- 200 yards from Treyarnon Bay and the Southwest Coast Path.
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- Approximately 2,669 sq ft (247.9 sq m) excluding terraces & balconies.

Treyarnon Bay 200 m, Trevoze Golf Course 1.5 miles, Constantine Bay 2 miles, Padstow 5 miles, Mawgan Porth 5 miles, Cornwall Airport Newquay 7 miles, Wadebridge 11.5 miles, Bodmin Parkway Station 22 miles, Truro 25 miles.

Viewings by appointment only

Guide Price: £1,750,000

FREEHOLD





THE PROPERTY

Completed in 2024, this contemporary beachside home is a luxury, light filled property, with sensational ocean views across Treyarnon Bay. Tresco is a substantial and impressive detached property benefitting from reverse living and a generous rooftop terrace to take full advantage of its prime coastal position. A large open-plan living/kitchen/dining room complete with a breakfast bar benefits from large glazing, flooding the room with natural light, and access onto the sea-facing sun terrace. Four double bedrooms are located on the ground floor while 2 further double bedrooms, gym and a utility room are situated on the lower ground floor.

THE ACCOMMODATION

GROUND FLOOR: Entrance hall leading up to open plan living/kitchen/dining room with direct access onto sun terrace | Master bedroom with en-suite bathroom | Three further double bedrooms with en suite bathrooms

LOWER GROUND FLOOR: Study/Bedroom 5 | Media Room/Bedroom 6 with access to Jack & Jill Bathroom | Gym | Utility room | Store cupboard

LOCATION

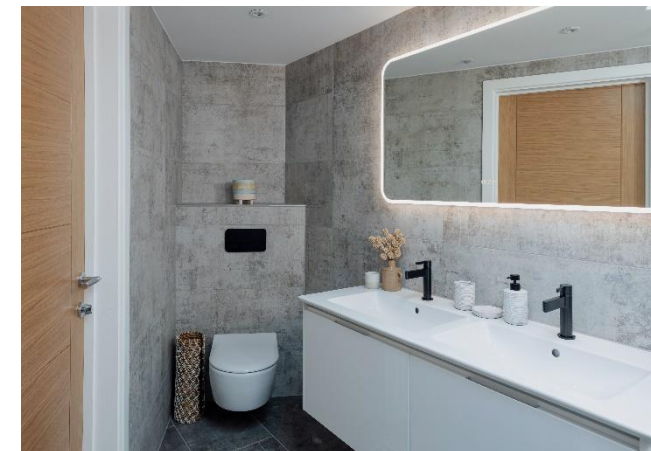
Treyarnon Bay is a small, sandy northwest facing cove backed by dunes and surrounded by low cliffs. Between Porthcothan and Constantine Bay, it is one of the most popular beaches in the 7-bays area, with an expanse of soft sand, low waters and rock pools that stretch around one side of the beach for children to explore. Treyarnon Bay is dog friendly, with year-round surfing and RNLI Lifeguards patrolling in peak season. There is even a natural "swimming pool" in the rocks to the north of the beach. Tresco lies within walking distance of Constantine Bay Stores - everyday shopping available at St Merryn, Padstow or Wadebridge. Trevoze Golf & Country Club welcomes visitors and there are breathtaking coastal walks from your doorstep.

OUTSIDE

The property is accessed via a shared driveway that leads to Tresco's drive with parking for multiple vehicles. The detached house is surrounded by lawn with a wrap-around patio terrace. A generous sun terrace and a roof-top terrace are accessed via the ground floor.

SERVICES

Mains water, electricity and drainage. Underfloor heating via air source heat pump.







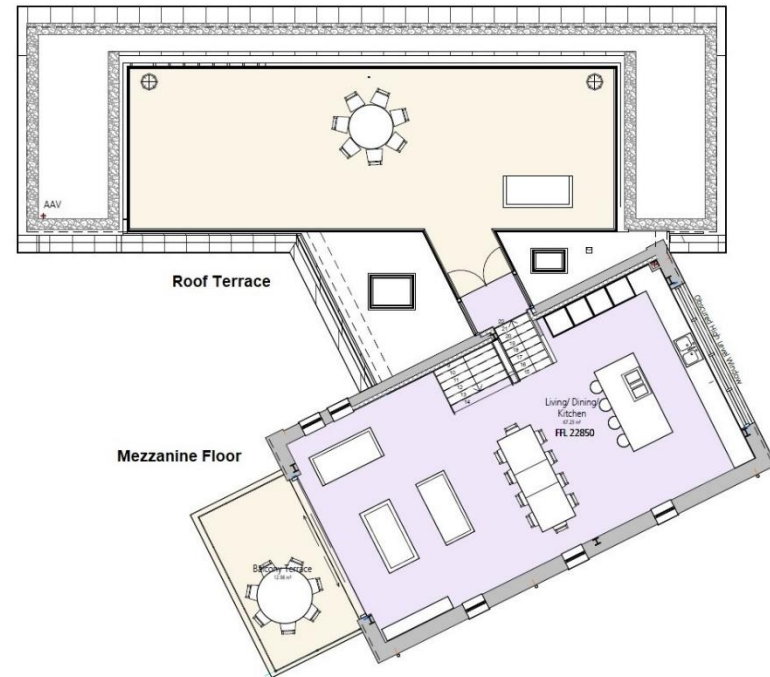
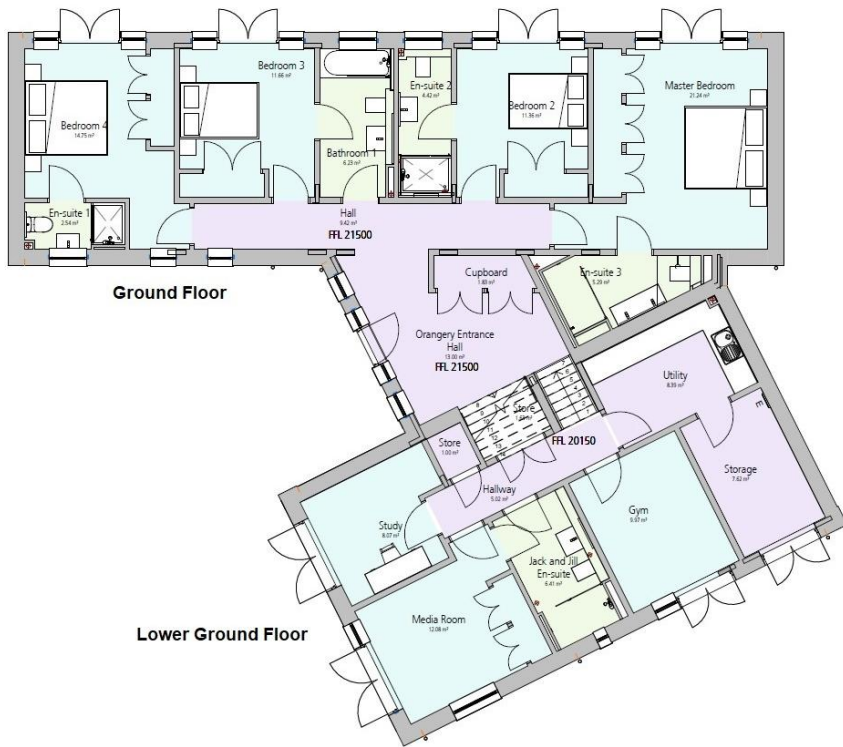
Constantine Bay



Trevoze Golf Club



Trevarnon Bay



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