

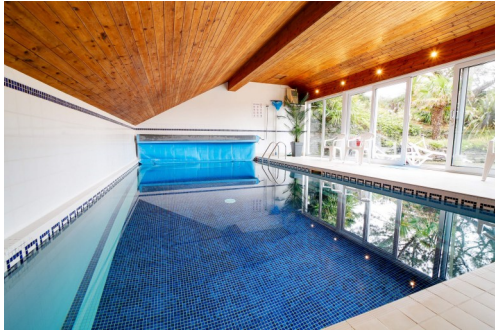
Rivermead

TREKNOW



Jackie Stanley  
ESTATE AGENTS





- **Modern Detached Beach House**
- **A Short Walk from the Beach at Trebarwith Strand & South West Footpath**
- **Spectacular Views towards Trebarwith Strand & the Ocean Beyond**
- **Four Double Bedrooms with Two En-Suite Bathrooms**
- **Indoor Heated Swimming Pool**
- **Over 2,500 Square Feet of Stylish Accommodation**
- **Landscaped Gardens, Various Terraces, Integral Garage & Ample Driveway Parking**

Rivermead is a deceptively spacious, split-level modern beach house just moments from the sandy, surf-friendly and dog-friendly beach at Trebarwith Strand. Set in a prominent hillside position on the edge of the pretty hamlet of Treknaw, this exceptionally light four double bedroom property enjoys far-reaching sea views, stunning sunsets over the cliffs and attractive inland rural views.

The current owner has carried out a comprehensive renovation and modernisation programme, creating a large, versatile and welcoming home. High-quality engineered oak flooring runs through much of the property, adding warmth and continuity throughout. With its integral swimming pool, two attractive terraces, and front and rear gardens, Jackie Stanley strongly recommends an internal viewing to fully appreciate everything this exceptional property has to offer.

A short driveway leads from the village road to a parking area and the integral garage, which has a remote-controlled up-and-over door. A lockable door from the garage opens into a secure glazed entrance lobby, where the central heating boiler is located. The front door to the main house opens into a spacious entrance hall.

Originally built as a bungalow, the house was later extended to include the two upper bedrooms and the indoor heated swimming pool. Most of the principal accommodation is arranged on the lower level, accessed from the hall. The home features two spacious double bedrooms, with the principal suite enjoying views over the rear terrace and garden, along with a private en suite bathroom.

The second bedroom is positioned to the side of the house and includes a large walk-in storage area. Also accessed from the hall are a family bathroom, a visitors' WC and cloakroom, and a large coat cupboard.

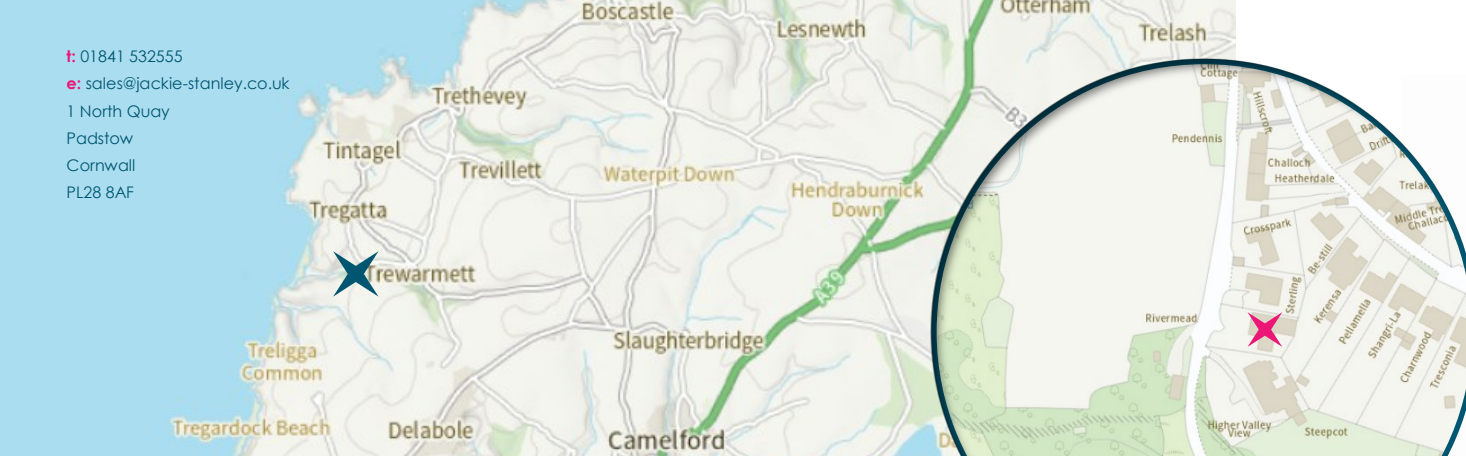
The main living space is positioned at the front of the property to make the most of the far-reaching countryside and sea views. This impressive full-length lounge, kitchen and dining room is filled with natural light and features sliding doors opening onto the front terrace.

## Rivermead, Treknov, PL34 0EN

£775,000 guide



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A freestanding wood-burning stove provides a striking focal point in the lounge area, as well as a cosy and inviting atmosphere. The contemporary kitchen is fitted with a stylish two-tone range of floor and wall units and drawers, complemented by quartz work surfaces and a large central island. A broad and well-lit staircase rises from the hall to the indoor heated swimming pool and continues to the upper floor, where there are two further bedrooms. One is particularly spacious and includes substantial walk-in storage, while the other has an en suite shower room.

The gardens and terraces at Rivermead are a particular feature of the property. Both the front and rear outdoor spaces are beautifully landscaped, private and secluded, with an abundance of mature shrubs and established planting. The front terrace, which is also accessible from the parking area, includes a secluded sunken seating area with a small pond. The generous rear garden overlooks the large and very private rear terrace, ideal for al fresco dining, and has sliding doors into the swimming pool room. There is also a lawned area with paved paths and a pergola. From much of the garden, the spectacular far-reaching views can be enjoyed to the full – none more so than from the roof terrace! Services to the property include mains water, electricity and drainage with an oil fired central heating system. EPC rating E. Council tax band E. Ofcom indicate ultrafast broadband is available. Ofcom indicate 5G mobile coverage.

Treknor is a quaint picturesque hamlet on the North Cornish coast, between Trebarwith Strand and Tintagel. The sandy beach at Trebarwith Strand is around a 10–15 minute walk via scenic valley footpaths and offers cafés, shops, and the popular The Port William with its spectacular sea views. The surrounding coastline is renowned for its natural beauty, with dramatic cliff-top walks towards Tintagel and Port Isaac, while inland there are peaceful woodland trails and the well-regarded The Mill House Inn. Everyday amenities are available in nearby Tintagel, including shops, schools, and eateries. The village is rich in history and legend, and home to the iconic Tintagel Castle. More extensive facilities can be found in Wadebridge and Camelford, both within easy driving distance.

To find Rivermead, take the B3266 off the A39 at Camelford, signposted to Boscastle, Tintagel and Delabole. Follow the road for about two miles, then turn left onto the B3314 signposted to Delabole, Port Isaac and Tintagel. After 300 metres turn right onto the B3263 signposted to Trebarwith Strand and Tintagel. Stay on the B3262 road to Tregatta near Tintagel, where there is a signpost to a side road to Treknor. Continue downhill into the village then bear right towards Trebarwith at the signpost in the village street. Rivermead can be found a few hundred yards further along on the left hand side. The postcode for satellite navigation is PL34 0EN. What3words: grades.comedians.mock

