

PENAMOUNT
CONSTANTINE BAY, PADSTOW

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CUNLIFFE

Penamont, Trevose Estate, Constantine Bay, Padstow PL28 8JF

Spacious detached and beautifully appointed property on the exclusive Trevose Estate, moments from the renowned links golf course and the wonderful sandy beach at Constantine Bay.



- 5 bedrooms • 3 bath/shower rooms • Detached garage/garden room
- Large 1/3 acre plot • Short walk to golf club and beach
- EPC E • Business Rates - See main text
- Freehold • 1869 sqft







SETTING THE SCENE

As one of the 'Seven Bays' of this magnificent stretch of the north Cornish coastline, Constantine Bay is one of the most revered sandy beaches in Cornwall, with great surfing as well as home to the championship links golf course at Trevose.

This really is an idyllic location, and as such has been a hugely popular holiday destination for generations. The Constantine Bay Stores and surf shop is at the top of Beach Road and the boutique hotel and restaurant - The Pig, can be found on the north east corner of the golf course. The village of St.Merryn is about a mile away, with filling station, village stores, bakery and cafes.

On the west shore of the beautiful Camel Estuary, the picture postcard harbour town of Padstow is just four miles away and offers an extensive range of cafes, public houses and restaurants, none more so than Paul Ainsworth's Michelin starred No.6, cool seafood bar Prawn On The Lawn and of course Rick Stein's esteemed Seafood restaurant.

TREVOSE GOLF CLUB

Founded in 1925, Trevose Golf Club is one of the country's iconic championship links golf courses. Set against the backdrop of the Atlantic, the resort features three unique golf courses, contemporary accommodation, ocean-view dining, and a growing range of wellness, sport, and family-friendly amenities.

THE TOUR

Penamont is a deceptively spacious and stylishly appointed five bedroom detached property, occupying a large private plot adjoining open countryside. Within the exclusive, desirable and sought after residential area of the Trevose Estate, it is a short stroll from the championship golf course and country club in Constantine Bay.

Penamont sits centrally in a large plot extending to approximately a third of an acre with substantial front and rear gardens and ample driveway parking together with the rarity of a detached garage/games room to the rear.

The property was built in 1970 of traditional cavity block construction and benefits from replacement UPVC double glazing and an oil fired central heating system. The main reception room offers a spacious living space complemented by an open fireplace and French doors leading into the kitchen/dining room. The contemporary kitchen has great natural light from the rear elevation with a Rangemaster cooker and French doors leading to the terrace at the rear.

The five bedrooms are accessed off the long hall. The main bedroom provides a spacious en-suite bathroom complete with bath and separate shower enclosure and there are two further guest bathroom/shower rooms.

STEP OUTSIDE

To the rear of the Penamont lies a large enclosed lawned garden, with terrace which stretches across the rear of the property.

At the top of the plot is a detached double garage, currently used as into a garden/games room with French doors to the garden. An additional driveway to the side, shared with the neighbour, gives access to the garage and rear gardens.

To the front of Penamont is a large expanse of lawn with a driveway to the side and plenty of parking for several vehicles.

SERVICES

Mains water, electricity. Private drainage. Oil fired central heating system. FTTP (Fibre To The Premises) broadband.

Please be aware we cannot confirm that all these services comply with current regulations

DISTANCES (all distances approximate)

Padstow 4 miles, Wadebridge 10 miles, Newquay Airport 10 miles, Bodmin Parkway Station (main line) 23 miles

WHAT3WORDS LOCATION

///firepower.forehand.keyboard

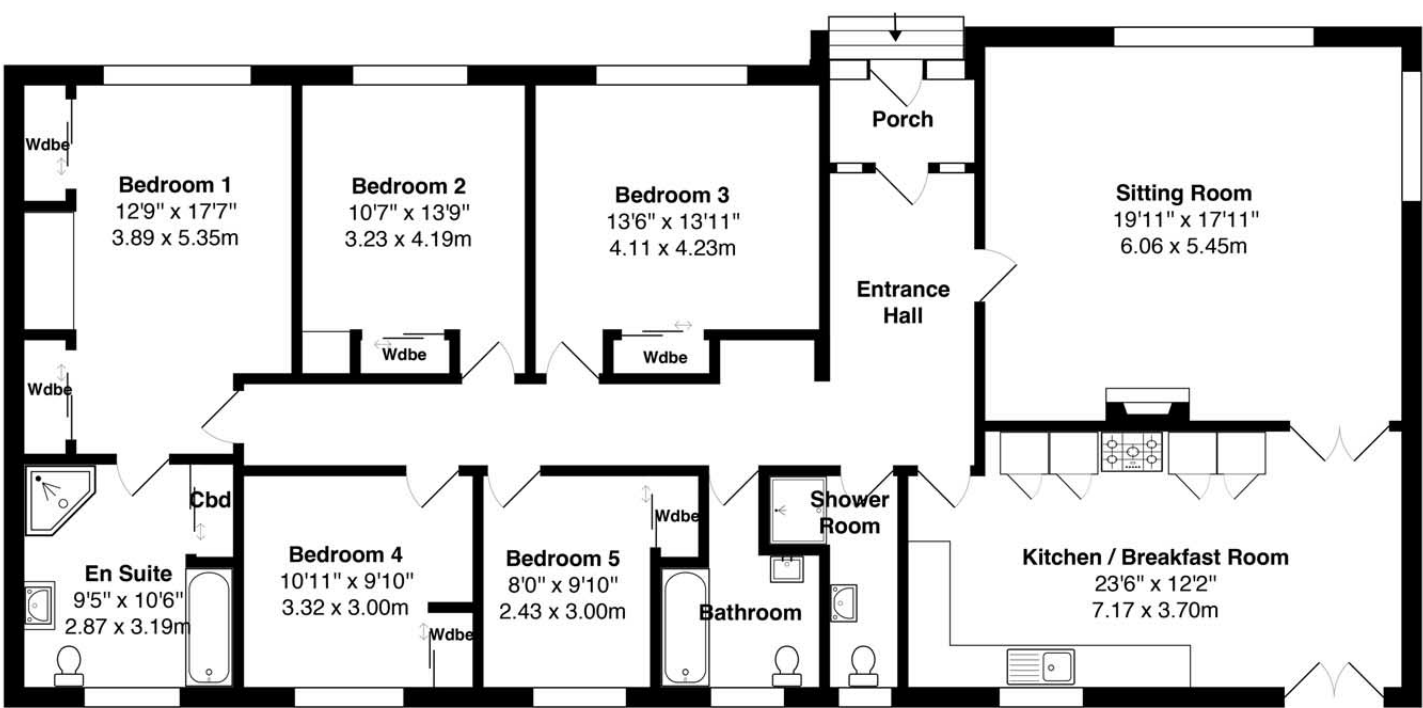
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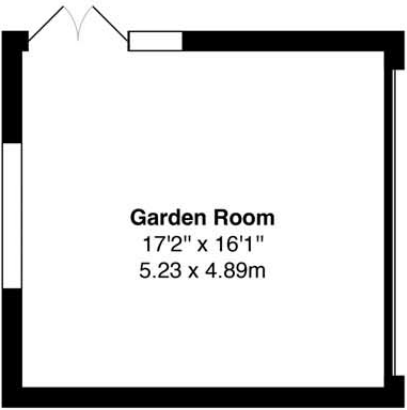
BUSINESS RATES

£7,300 PA

NOTE As of April 2025, this rateable value qualifies for Supporting Small Business Scheme

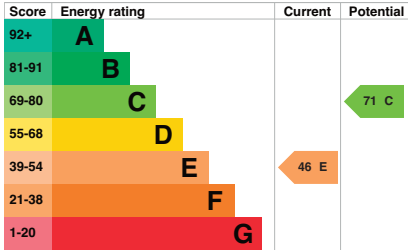


PENAMONT TREVOSE ESTATE CONSTANTINE BAY PADSTOW PL28 8JF
TOTAL APPROX. FLOOR AREA 1869 sqft (173.6 sqm)
(excluding garden room)



Garden Room / Garage
Approx Area 274 sqft 25.5 sqm

All measurements are approximate and for display purposes only



ANTI-MONEY LAUNDERING REGULATIONS

It is a legal requirement that we receive verified identification from all buyers before a sale can be formally instructed. Your cooperation on this matter is much appreciated to ensure there is no unnecessary delay in concluding a sale. We will inform you of the process once your offer has been accepted.

PROOF OF FUNDING

Prior to agreeing a sale, our clients may require us to obtain a proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays and will inform you of what we require prior to agreeing a sale.

IMPORTANT NOTICE

Jonathan Cunliffe, their clients and any joint agents give notice that they are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of clients or otherwise. They assume no responsibility for any statement that may be made in these particulars, which do not form any part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and Jonathan Cunliffe have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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