

JB ESTATES

EST.  1971

TREGOTHNAN  
TREYARNON BAY



# TREGOTHNAN

The Waterbeach, Treyarnon Bay,  
PL28 8JR

Overlooking Treyarnon Bay, Tregothnan is an impressive 5/6-bedroom detached coastal home with far reaching sea views. Set in an elevated position, this new and architecturally striking property offers luxurious and contemporary living spaces against a backdrop of the stunning north Cornish coastline. Surrounded by a generous wrap around garden with multiple sun-soaked terraces to truly embrace outdoor living. EPC Band B.

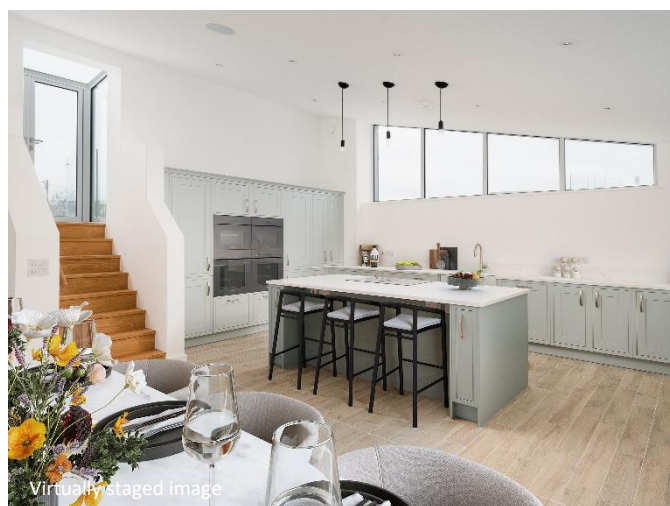
- 5/6 bedrooms, 5 bathrooms.
- Completed in 2024 with high specification throughout & finished with exceptional attention to detail. ICW 10-year warranty.
- Airy open-plan kitchen, dining and living space with multiple sun terraces to soak up the views and fresh sea air.
- Light filled, reverse living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

Treyarnon Bay 200 m, Trevose 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

**Offers Over: £1,500,000**

**FREEHOLD**





## LOCATION

Trevarn Bay is a small, sandy northwest facing cove backed by dunes and surrounded by low cliffs. Located 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. Trevarn Bay is dog friendly, with year-round surfing and RNLI Lifeguards patrolling in peak season and boasts a natural "swimming pool" in the rocks to the north of the beach. Tregothnan lies within walking distance of Constantine Bay Stores with everyday shopping available at St Merryn, Padstow or Wadebridge. Trevoze Golf & Country Club welcomes visitors and there are breathtaking coastal walks to explore from your doorstep.

## THE PROPERTY

Completed in 2024, this spacious energy efficient beachside home is a fantastic light filled property, with stunning sea and coastal views across Treyarnon Bay and the open countryside. Situated on a quiet and secluded road, Tregothnan is a considerable and impressive detached house set on a spacious corner plot. Arranged over three floors and benefitting from reverse living accommodation including a sensational rooftop terrace to take full advantage of its prime coastal position.

The large open-plan living space has full length sliding doors onto a sea facing balcony and the high-level glazing makes a strong first impression. Steps lead up from the kitchen to a huge roof top terrace with a glass balustrade and sedum planting.

Four double en suite bedrooms are located on the ground floor all with French doors out to private terraces. On the lower ground floor there is a Jack-and-Jill bathroom, a gym and a large utility room with storage and external access. A versatile media room and a study both have patio doors to an outside terrace and could be used as additional bedrooms.

## 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

## OUTSIDE

The property is accessed via a shared driveway that ends at Tregothnan's own drive with parking for multiple vehicles. The detached house is surrounded by a large lawned garden with multiple patio terraces for relaxing. A generous balcony and a roof-top terrace are accessed via the first floor.

## SERVICES

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





Constantine Bay



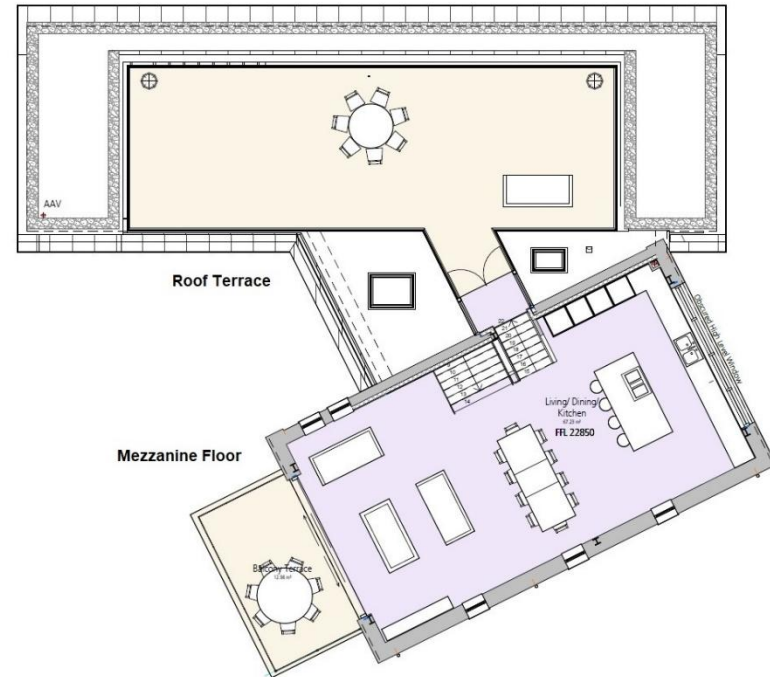
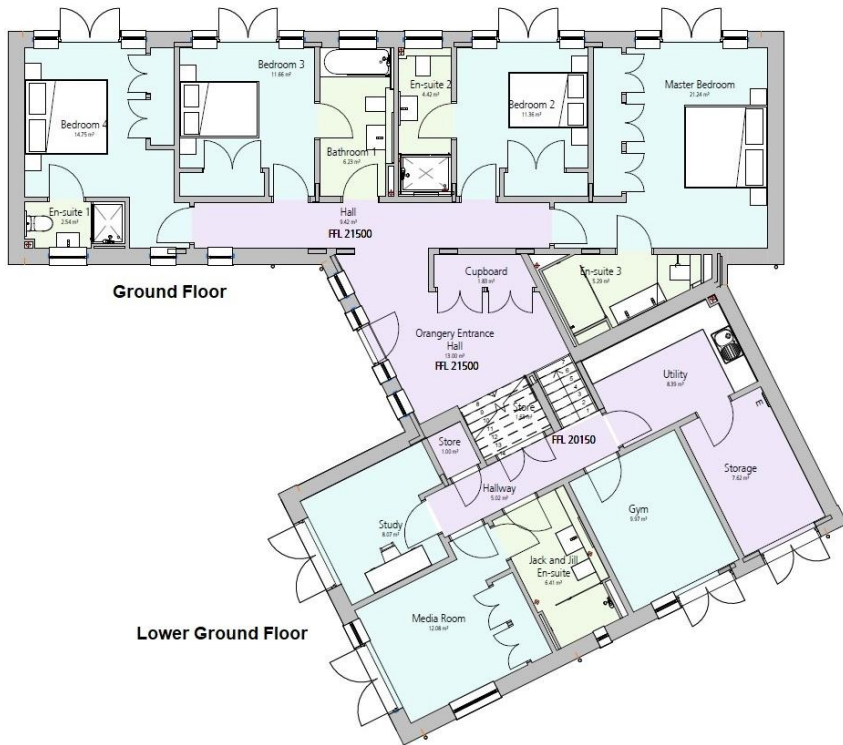
Trevose Golf Club



Treyarnon Bay



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Pavilion Building, Rock, Cornwall PL27 6JU  
01208 862601  
sales@johnbrayestates.co.uk  
[www.johnbrayestates.co.uk](http://www.johnbrayestates.co.uk)

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