



ONE ZEATH
at The Bay



NO.1 ZEATH AT THE BAY

Nr Constantine Bay, PL28 8PJ

AVAILABLE TO SECURE OFF-PLAN WITH STAMP DUTY PAID*

This contemporary 3-bedroom detached home forms part of an exclusive Mod Box development situated within easy reach of Constantine Bay on the north Cornwall coast. Designed with reverse living accommodation to maximise natural light and outlook, the open-plan living space enjoys far-reaching views across open fields towards the coast. To be constructed by ModBox Developments Ltd, the property will feature an attractive blend of render, slate and timber cladding with well-proportioned and thoughtfully designed contemporary interiors. Additional highlights include a first-floor terrace and private block-paved parking for two vehicles.

- 3 double bedrooms, 2 bathrooms (1 en-suite).
- Open plan kitchen, dining and sitting with sliding doors to the balcony terrace.
- Includes high specification fixtures and fittings.
- For sale off plan with a 35-week build schedule following the plot purchase.
- Walking distance to Constantine Bay and Trevose Golf Club via a nearby footpath.
- In all approximately 146.3 sq m / 1,574.7 sq ft

Constantine Bay 600 metres, St Merryn 600 metres, Harlyn Bay Beach 1.7 miles, Padstow 3.5 miles, Newquay Airport 8 miles, Bodmin Parkway Train Station 26 miles, Exeter (M5) 86 miles.

Viewings by appointment only

GUIDE PRICE: £945,000

FREEHOLD (Holiday use).





THE PROPERTY

This contemporary holiday home is the first release of four new build detached homes, offered for sale off plan. Set in the peaceful hamlet of Towan, on the outskirts of Constantine Bay, close to Padstow. To be built by ModBox Developments Ltd with meticulous attention to detail, One Zeath at the Bay will showcase their trademark modern, luxurious finishes and high-quality fixtures throughout. Arranged over two floors with a reverse living layout, the ground floor opens into a double height glazed entrance hall with three generously sized bedrooms (one en-suite) and a family bathroom. Upstairs, the heart of the home is a spacious open-plan kitchen, dining, and sitting room, where vaulted ceilings create a sense of light and scale. Sliding doors open onto a private terrace with countryside views and far-reaching glimpses of the sea - the perfect spot to unwind and embrace the coastal lifestyle.

STAMP DUTY INCENTIVE*

The stamp duty offer is only available on selected Zeath at the Bay plots, and subject to availability. SDLT contribution is conditional on an acceptable offer and will be confirmed at reservation stage. The contribution will only be paid on the Land Tax portion and deducted upon completion of the plot, ahead of the build contract. No cash alternative.

ACCOMMODATION

Ground Floor: Double height Entrance Hall | Principal bedroom with en-suite shower room | Two further double bedrooms | Family bathroom | Externally accessed store and plant room.

First Floor: Open plan kitchen, dining and sitting room with vaulted ceilings and Velux windows | Large rear terrace with glass balustrade and countryside views.

OUTSIDE

Situated at the entrance of the Zeath at the Bay development, the property enjoys a block paved parking area for two vehicles with an EV car charging point at the front, and a large terrace above that leads off the open plan living space. The Zeath at the Bay development site will be beautifully landscaped with coastal planting.

SERVICES

Mains water and electricity. Private drainage via sewage treatment plant. Air source underfloor heating. EV charging point. Predicted EPC Rated B.



Computer Generated Images



LOCATION: One of North Cornwall's premier west-facing surfing beaches, Constantine Bay sits close to Padstow and Rock on the Camel Estuary. Renowned for its sweeping and gently shelving soft white sandy beach, extensive rock pools and RNLI lifeguard cover in the summer, this dog-friendly bay is backed by sand dunes that abut the championship golf course of Trevoze Golf & Country Club. Part of the popular 'Seven Bays' area, it is easy to understand why Constantine Bay is so highly sought after and beloved by families, surfers, and walkers alike. Just around the headland, the Camel Estuary is a well-established centre for water sports including sailing and water-skiing. Boat charters are available from Padstow and craft can be moored in Padstow or launched from the Padstow Harbour Commissioner's Slipway. Locally, Constantine Bay Stores caters for your day-to-day needs while the harbour town of Padstow is just 3 miles distant and the market town of Wadebridge is only 7 miles away. There are an excellent range of restaurants all within easy reach of Constantine Bay. The Michelin starred restaurant of Paul Ainsworth, Rick Stein's renowned Seafood Restaurant and Prawn on the Lawn can all be found in Padstow, with nearby Barnaby's, Trevibban Vineyard and The Pig at Harlyn also very highly regarded. For those looking to stay closer to home, the Constantine Restaurant at Trevoze Golf Club has an excellent reputation, alongside its tennis courts, swimming pool, bar and golf.

Constantine Bay



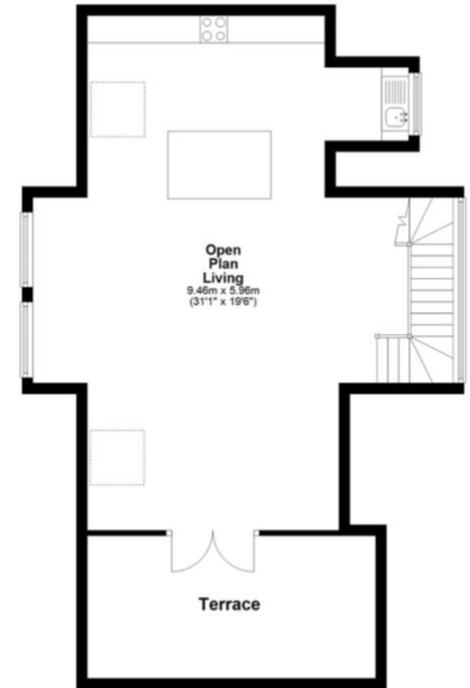
Rock & The Camel Estuary



Padstow



First Floor
Approx. 54.6 sq. metres (587.4 sq. feet)



Ground Floor
Approx. 91.7 sq. metres (987.3 sq. feet)





PREVIOUS MODBOX PROJECTS



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