FIVE ZEATH
at the Bay



MODBOX DEVELOPMENTS

JB ESTATES
EST. 1971

FIVE - ZEATH AT THE BAY

Nr Constantine Bay, PL28 8PJ

This contemporary three-bedroom detached house forms part of this exclusive development situated close to Constantine Bay. Completely renovated by ModBox Developments Ltd. this reverse living property enjoys modern details and far-reaching views towards the sea across the Cornish countryside from the first floor. This contemporary property has an attractive stone, render and timber exterior with light-filled accommodation throughout and is currently a popular holiday let with holidaycottages.co.uk.

- Open plan kitchen dining and sitting room on the first floor with a wood-burner and sliding doors to the covered glass balcony.
- Three double bedrooms, two bathrooms (one en-suite), separate W/C.
- High specification fixtures and fittings available by separate negotiation.
- Carport and private driveway with parking for two vehicles.
- Walking distance to Constantine Bay and Trevose Golf Club via a nearby footpath.
- In all approximately 103.8 sq.m (1,117.2 sq. ft) EPC Band E.

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 £795,000

FREEHOLD (Holiday Restricted).

Management company to be set up for the development to maintain the communal areas.





THE PROPERTY

This modern three-bedroom detached house is situated in the residential hamlet of St Merryn, just on the outskirts of Constantine Bay and Padstow. A full renovation by ModBox Developments Ltd. enjoying well-proportioned rooms and high-quality fixtures and fittings. Arranged over two floors with a reverse living layout, the property has three double bedrooms (one with an en-suite) and a further family bathroom, along with a utility room on the ground floor. Upstairs, the spacious open plan kitchen, dining and sitting room has high, vaulted ceilings creating a sense of volume, with a wood burner and full height sliding doors leading out to the private balcony overlooking the countryside with glimpses of the sea. This property would make an ideal holiday home or holiday let investment, conveniently situated within a short distance of the beach and local amenities.

ACCOMMODATION

Ground Floor Entrance Hall | Principal bedroom with en-suite shower room | Two further double bedrooms | Family bathroom | Utility area

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

OUTSIDE

Situated in a prominent position on the Zeath at the Bay development, the whole site will enjoy landscaped grounds. At the front, the property enjoys a private block paved parking area for two vehicles bordered with coastal planting. A spacious covered balcony on the first floor has lovely countryside views with sea glimpses.

SERVICES

Mains water and electricity. Private drainage via sewage treatment plant. Wall mounted radiators.













Why You'll Love Living at Zeath at the Bay

Zeath at the Bay offers an exciting opportunity to own one of just ten very high-quality homes in this highly sought-after North Cornwall location, just moments from Constantine Bay and within easy reach of Padstow. Opportunities to acquire a newly renovated home of this calibre in such a limited collection is exceptionally rare.

✓ Footpath access to Constantine Bay beach with easy access to explore the South West Coast Path

✓ Minutes from Padstow and its award-winning restaurants & amenities

✓ Close proximity to Trevose Golf & Country Club

✓ Ready to move into, enjoy your asset immediately – Life's too short!

✓ Proven letting income through **holidaycottages.co.uk** (part of the Travel Chapter group)

✓ For sale with all forward holiday bookings included and contents are available via separate negotiation

✓ Exclusive landscaped development of just 10 contemporary homes with sea facing terraces and gardens

✓ Energy-efficient construction by established developers ModBox Developments Ltd.

✓ Versatile use as a second home or holiday letting investment

✓ Exceptional coastal lifestyle with year-round leisure activities on your doorstep

✓ Opportunity to create lasting family memories















The ModBox Guarantee

ModBox Developments Ltd. are an established regional developer in Cornwall. Zeath at the Bay follows on from their successful previous developments; Penmayne Meadows in Rock and both Zeath @ The Point and Zeath @ The Park in Polzeath. All sales at these developments were handled by JB Estates, so we can vouch for the attention to detail and quality of the end product of these stylish coastal homes.

Benefits of Ownership

At Zeath at the Bay you can enjoy a unique lifestyle that blends relaxation, adventure and natural beauty throughout the year. **More than a home**, this is a place where memories are made. From family holidays and summer gatherings to winter beach walks and festive celebrations, ownership here offers a lasting legacy for future generations to enjoy.

Whether as a private coastal retreat or a holiday let investment, Zeath at the Bay provides the perfect escape from the pressures of everyday life, delivering peace, space and a connection to nature in one of Cornwall's most celebrated coastal settings.

Considering holiday letting?

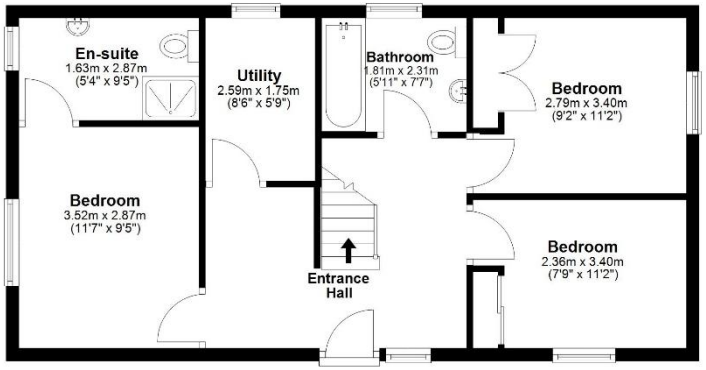
At Five Zeath at the Bay you can get the best of both worlds – a family holiday home to enjoy alongside strong investment return through holiday letting. Five already has proven holiday letting and strong occupancy for 2026 with letting agents **holidaycottages.co.uk**. Not only can this holiday letting income contribute towards the running costs of the property it can also help to offset ownership expenses – giving owners complete peace of mind whilst maximising the potential of your investment.


Treyarnon Bay

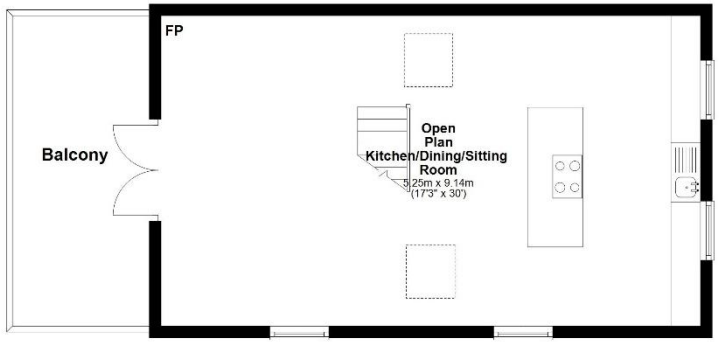

Harlyn Bay


The Camel Estuary

Ground Floor
Approx. 55.8 sq. metres (600.7 sq. feet)



First Floor
Approx. 48.0 sq. metres (516.5 sq. feet)



Total area: approx. 103.8 sq. metres (1117.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of doors, windows, rooms, and any other items are approximate, and no responsibility is taken for any error, omission, or mis statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

LOCATION

North Cornwall's Seven Bays offer a collection of stunning beaches and delightful bays that span seven miles of unspoilt coast path, linked by beautiful coastal walks, inspiring scenery and rich wildlife. Each bay offers something different, but Constantine Bay is particularly known for its beautiful sweeping sandy beach and world-class surf. A highly prized location, it offers breathtaking coastal scenery, coupled with excellent amenities including Constantine Bay Stores. Nearby Padstow is a must-visit destination famous for its culinary scene thanks to Rick Stein and Paul Ainsworth. There is plenty to see and do, with the Southwest Coast Path on your doorstep, alongside swathes of sandy beaches, The Camel Trail and the estuary itself is a playground for a myriad of water sports activities. In nearby St Merryn, you'll find the Cornish Arms pub also owned by Rick Stein, while The Pig Hotel at neighbouring Harlyn Bay offers a fine dining experience. Golf enthusiasts will appreciate the championship course at Trevose Golf Club and St Enodoc Golf Club, situated across the Camel Estuary at Rock.

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