

Trelinden

TREVONE



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ESTATE AGENTS



- **Frontline Coastal Position Overlooking the Sandy Beach of Trevone Bay**
- **Detached 1930's Dormer Bungalow Full of Period Character**
- **Generous Gardens & Grounds of Approximately 0.2 Acres**
- **Three Double Bedrooms & Two Reception Rooms**
- **Attached Garage & Driveway Parking**
- **Exciting Modernisation Project or Redevelopment Opportunity**

Overlooking the beautiful and highly regarded sandy beach at Trevone Bay, Trelinden is an attractive three-bedroom detached 1930s dormer bungalow set within a generous frontline plot of approximately 0.2 acres.

The property enjoys a notably larger plot than many of the surrounding homes, offering roughly double the land of neighbouring properties and providing a rare sense of space and privacy in this sought-after coastal setting.

Trelinden retains much of its original period character with a traditional layout and charming architectural features typical of the 1930s. At the same time, the property has been updated and maintained by the

current vendors during their family's long ownership, blending character with modern comfort.

The accommodation includes two ground floor double bedrooms, a dual aspect sitting room, a fitted and equipped kitchen, rear conservatory and a ground floor bathroom. A large third double bedroom can be found on the first floor offering beach and sea views. To the side of the building is an attached single garage with side hinged doors.

The majority of the gardens and grounds can be found to the front of Trelinden, encompassing a swathe of lawn dissected by the concrete driveway. A combination of block walls and hedging form the boundaries with several flower beds established.

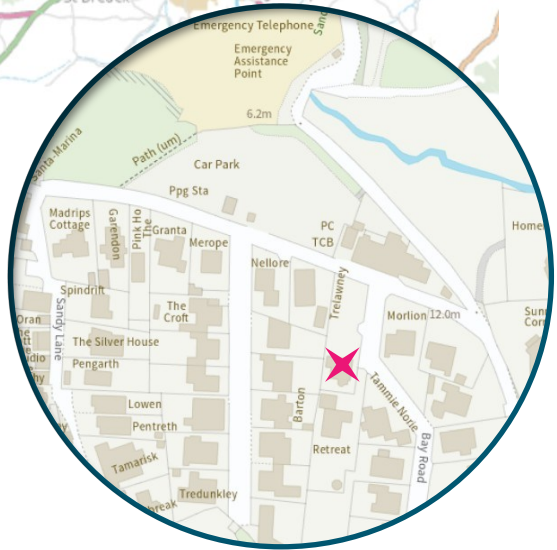
Trelinden would be considered by many as either an exciting renovation and modernisation project or a prime redevelopment opportunity, subject to any necessary consents. The generous plot offers significant potential to create a sustainable contemporary coastal home, perfectly positioned just yards from the water's edge in this highly sought-after village setting.

Trelinden, Trevone, PL28 8QZ

£950,000 guide



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With its rare frontline position and sizeable grounds, the property presents a unique chance to design and build a bespoke residence that maximises the stunning coastal outlook and enviable proximity to Trevone Bay.

Services to the property include mains gas, water, electricity and drainage. EPC rating TBC. Council tax band D. Ofcom suggest ultrafast broadband availability and 4G mobile coverage.

Trevone Bay is a highly popular coastal village in an area of outstanding natural beauty. There is a beautiful sandy beach, a wonderful separate slate beach ideal for children to go rock pooling, and a fabulous footpath for stunning walks along the North Cornish coast. The highly regarded farm shop, a short walk up the hill, supplies a wonderful range of fresh local produce and the surf shop by the beach also has a café with a bar and evening music. The historic and picturesque fishing town of Padstow is less than two miles away and has many lovely cafes, pubs and restaurants including Paul Ainsworth's Michelin-starred No. 6, cool seafood bar Prawn On The Lawn and Rick Stein's esteemed Seafood Restaurant.

To find Trevelinden, follow the B3276 coast road out of Padstow towards Trevone following signs to Newquay. Follow this road for just over half a mile and then turn right at signs for Trevone. Follow Trevone Road all the way down towards the beach. Trevelinden can be found on the corner of Bay Road opposite the beach. The postcode for satellite navigation is PL28 8QZ. What3words: twinge.slogans.prowl

