

TALSKIDY HARLYN



JB ESTATES

EST.  1971

TALSKIDDY

Harlyn Bay, Nr Padstow, PL28 8SE

A striking contemporary coastal residence with far-reaching sea views, Talskiddy occupies an exceptional position just moments from the golden sands and rolling surf of Harlyn Bay. Designed by Laurence Associates and completed in 2024, this impressive, detached home extends to over 3,400 sq. ft. and seamlessly blends sustainable design with refined, high-specification interiors. The property offers five luxurious en-suite bedrooms, two beautifully appointed reception rooms, and a bespoke open-plan kitchen and dining space designed for both everyday living and entertaining. Set in approximately 0.36-acres with newly landscaped gardens, Talskiddy presents a rare opportunity to acquire a distinguished home in one of North Cornwall's most coveted coastal locations.

- A short walk from the beach and surfing waters of Harlyn Bay, and The Pig at Harlyn.
- Four of the en-suite bedrooms have sea views, while the rear double ensuite bedroom enjoys countryside views.
- Generous open-plan kitchen/dining room and separate Media Room with both with bi-folds doors that seamlessly flow outside to the private rear terrace.
- Additional first floor sitting room with inset fire, Juliet balconies and far-reaching sea and countryside views.
- Private driveway parking and enclosed garden with a mix of lawn, coastal planting, and patios terraces bordered by Cornish hedging with additional land in the adjacent field included in the sale.
- Professional Consultant Certificate valid until 2030.
- In all approx. 3,431sq. ft (318.8 sq. m). EPC Band B.

Harlyn Beach 200 yards, Trevose Golf Club 1 mile, Constantine Bay 1.5 miles, Trevose Head 2.1 miles, Padstow 3 miles, Wadebridge 9.5 miles, Newquay Airport 15.3 miles, Newquay Train Station 12.2 miles, Truro 25.9 miles

Viewings by appointment with John Bray Estates

GUIDE PRICE £2,750,000

FREEHOLD





Virtually Staged Image for illustrative purposes

PROPERTY DETAILS

Talskiddy is an exceptional new build residence, thoughtfully designed and finished to an exacting standard. The exterior is built with Cornish stone, aged cedar, together with a reclaimed Delabole slate roof. Contemporary lines are complemented by a carefully curated palette of natural materials and bespoke detailing throughout. From the handcrafted Cheverell Pippi oak kitchen to the elegant pairing of Cornish slate and engineered oak flooring, every element has been selected for both quality and aesthetic appeal. Lusso bathroom cabinetry and handmade porcelain lighting further underscore the home's refined, design-led approach. This immaculate detached property offers five generous bedrooms and has been meticulously arranged with both space and functionality in mind. The open-plan living areas flow effortlessly, creating a sense of light and connection. Expansive glazing on all sides floods the interiors with ever-changing natural light, while Juliet balconies and full-height sliding doors extend living spaces onto sun-drenched terraces, blurring the boundary between indoors and out. Reception rooms include a separate media room, a substantial first floor sitting room, a versatile study/boot room, and a utility room, ensuring the home is as practical as it is elegant.

ACCOMMODATION

Ground Floor: Entrance hallway | Open-plan kitchen and dining room | Study/Boot room | Utility room | WC | Two Double ensuite bedrooms both with sea views | Large media room with countryside views and access to rear patio.

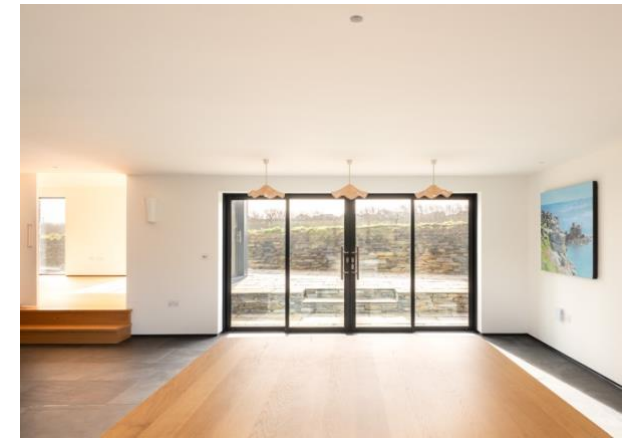
First Floor: Large landing with roof light | Principal ensuite bedroom with Juliet balcony and sea views | Double ensuite bedroom with sea views | Rear ensuite double bedroom with Juliet balconies and rural views | Substantial sitting room with inset gas fire and Juliet balconies at each end, providing both sea and countryside views.

OUTSIDE

Talskiddy is accessed via a private, gated driveway with driveway parking. Bordered by beautiful Cornish stone hedging planted with mixed hedging and native plants, the landscaped front & side gardens are planted with roses, evergreen jasmine and hydrangea. The rear garden provides a secluded, south facing, split level terrace to soak up the sea air and sunshine alongside an outdoor shower and summer house. An additional parcel of land (approx. 600 sq.m) outlined in white in the adjacent field, is included in the sale.

SERVICES

Mains water, electricity and mains drainage. Air source underfloor heating. BT Superfast Broadband. Wired for an EV charging point.







LOCATION: Perfectly positioned to enjoy the very best of North Cornwall, Talskiddy lies within walking distance of the championship golf links at Trevose Golf Club, and the sought-after beaches and much-loved amenities of the Seven Bays coastline, offering scenic coastal paths, including a moderate 6.8-mile circular walk. This magnificent and rugged stretch of the north Cornish coastline stretches from Trevone Bay and includes Mother Ivey's Bay, Booby's Bay, Constantine Bay, Treyarnon Bay, Porthcothan Bay, and Harlyn Bay, which is a short walk from the property. Harlyn Bay beach itself enjoys beautiful soft sand, rock pools and some of the best surf in the UK with lessons and surf equipment for hire, while RNLI Lifeguards patrol the beach from Easter through to October. Beachside amenities include a beachside sauna, and refreshments by Beach Box café, Big Pans takeaway and nearby Harlyn Supply Co. and The Harlyn Bar, which offers excellent food, beers and regular live music. Trevose Golf Club not only offers championship golfing but is also a hub for the family with padel & tennis courts, a swimming pool and restaurant, while The Pig at Harlyn is an easy 5-minute walk away, with its excellent restaurant & bar as well as the outdoor Lobster Shed. It also offers treatment rooms and luxury accommodation. Understandably, the area is very popular with families, water sports enthusiasts, golfers and walkers alike and the spectacular Southwest coast path is the perfect way to explore the area. Locally, Padstow has an excellent range of shops catering for all your day-to-day needs along with a wide selection of highly regarded eateries and public houses, including Rick Stein's Seafood restaurant, Paul Ainsworth's No 6, and Prawn on the Lawn.





Padstow



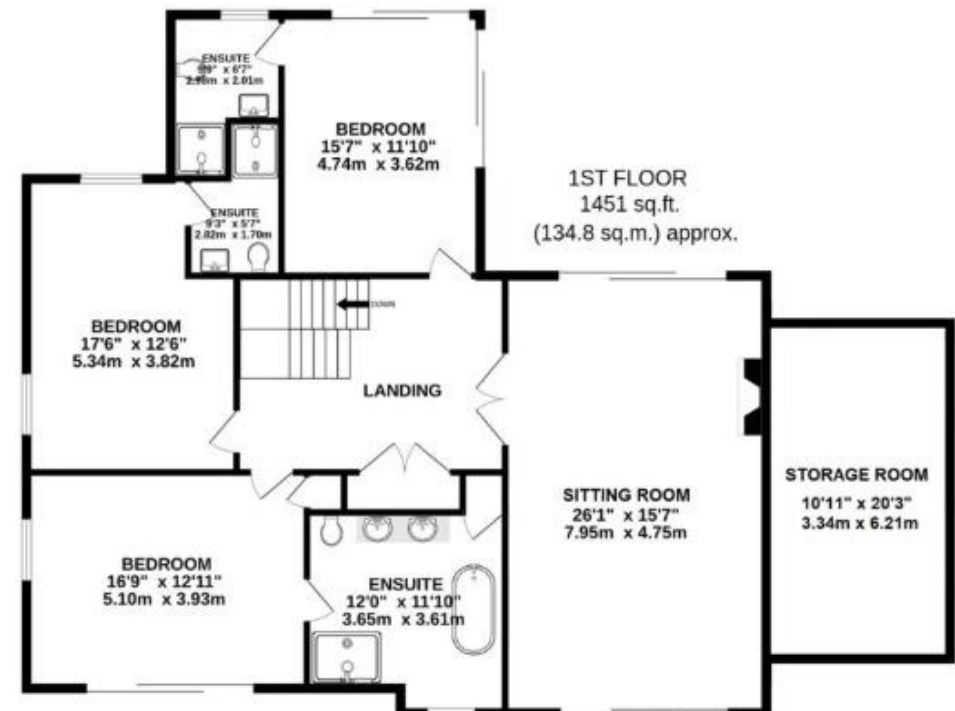
Mother Ivey's Bay



The Camel Estuary



Trevoze Golf Course



TOTAL FLOOR AREA: 3431 sq.ft. (318.8 sq.m.) approx

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.