
1 Meadowside
TREVONE
Jackie Stanley
ESTATE AGENTS













- ***Traditional Semi-Detached House Bordered by Open Countryside***
- ***Scope for Modernisation & Improvement***
- ***Two Reception Rooms & Fitted Kitchen***
- ***Three Bedrooms/One Family Bathroom***
- ***Large Enclosed Rear Garden with Far Reaching Countryside Views***
- ***Ample Driveway Parking & Attached Garage***
- ***Approximately One Mile from the Sandy Beach, Rock Pools & South West Footpath***

1 Meadowside is a traditional semi-detached home occupying a particularly generous plot in a rural position at Windmill, with attractive far-reaching views across the surrounding Cornish countryside just a mile from the beach at Trevone.

The property is approached through a timber five-bar gate, which opens onto a broad gravelled driveway providing ample off-road parking and access to an attached single garage. Alongside the driveway is a front lawn with established shrubs and planting, while the house itself has an attractive traditional appearance with rendered elevations beneath a slate roof.

Internally, the accommodation has a comfortable and homely character. The dining room features a brick fireplace with inset fire while the adjoining kitchen is fitted with an extensive range of traditional timber-fronted cupboards, dark work surfaces and tiled splashbacks, together with a freestanding cooker and a stainless-steel sink positioned beneath a wide window. The living room is a well-proportioned reception space with a broad window bringing in plenty of natural light. A handsome black period-style fireplace provides an appealing focal point.

The bedrooms are simply and neutrally presented. The principal double bedroom retains a comfortable floor space and original feature fireplace. A second double bedroom has a traditional fireplace and a window overlooking the surrounding countryside. A further single bedroom, positioned beneath a wide window, also enjoys a pleasant rural outlook. The ground floor bathroom is fitted with a traditional white suite comprising a panelled bath with glazed shower screen, pedestal wash basin and WC, with a patterned privacy-glass window providing natural light.

1 Meadowside, Windmill, Padstow

PL28 8RY £400,000 guide







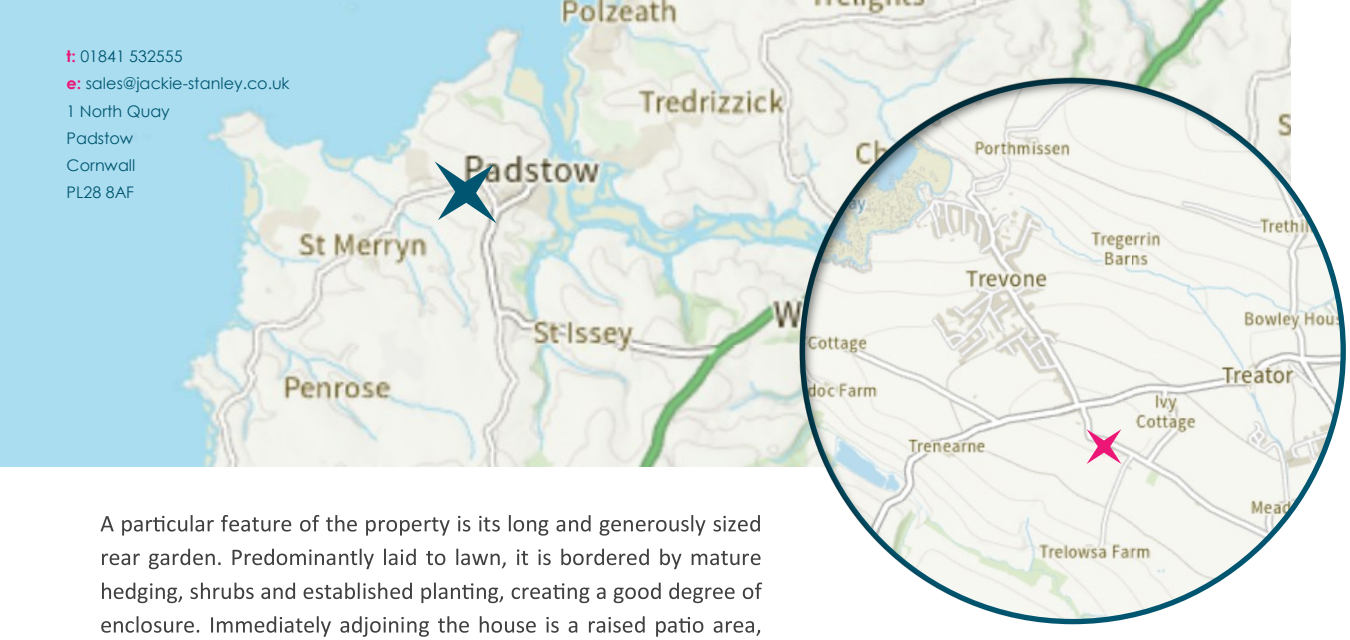








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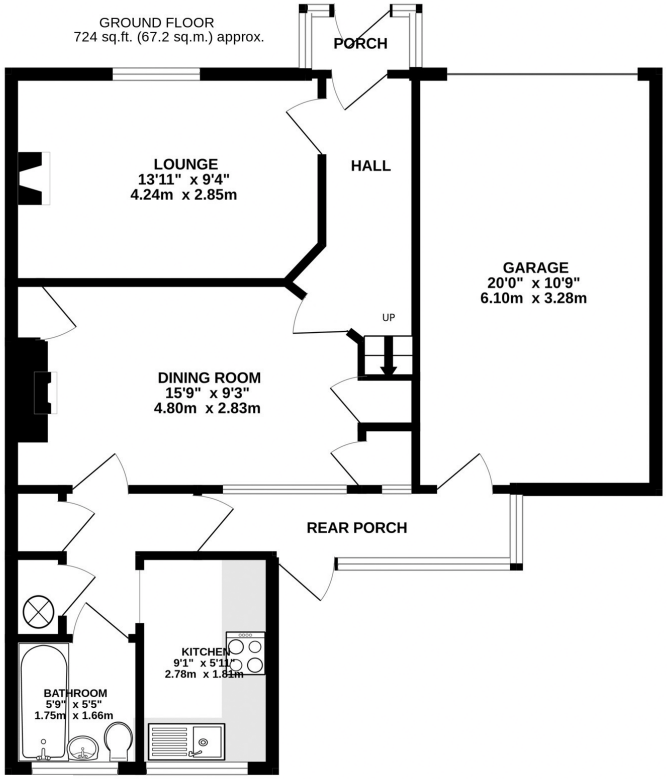
A particular feature of the property is its long and generously sized rear garden. Predominantly laid to lawn, it is bordered by mature hedging, shrubs and established planting, creating a good degree of enclosure. Immediately adjoining the house is a raised patio area, while a greenhouse and useful block-built garden store provide practical space for gardening equipment and outdoor storage.

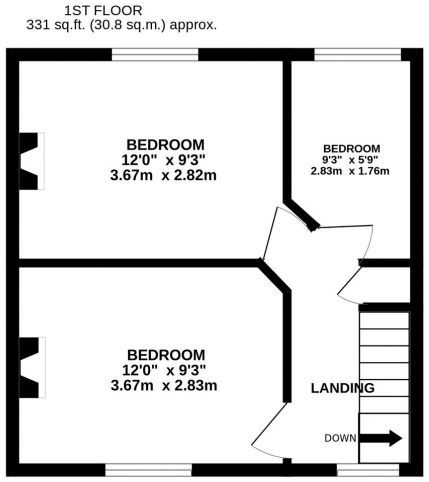
Beyond the rear boundary, the property enjoys an open outlook across neighbouring fields and an extensive patchwork of rolling farmland. This attractive rural backdrop gives the garden a spacious and peaceful feel and forms one of the property's most appealing attributes.

Services to the property include mains water and electricity with a shared septic tank drainage system. EPC rating E. Council tax band C. Ofcom suggest ultrafast broadband is available. Ofcom suggest 5G mobile coverage is available.

Windmill is a small rural hamlet positioned on the southern edge of Trevone, surrounded by open farmland yet within easy reach of the North Cornish coast. Its slightly elevated setting affords attractive views across the surrounding patchwork of fields, creating a peaceful countryside atmosphere while remaining conveniently placed for village and coastal amenities. Trevone's sandy beach, natural sea pool and dramatic coastline are approximately a mile away, together with access to the South West Coast Path. The nearby village also offers a farm shop, beach café and public house. The historic and picturesque fishing town of Padstow is approximately one mile 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. The hamlet takes its name from the historic windmill that once stood here, the Grade II listed remains of which survive nearby. Windmill therefore offers an appealing balance of rural surroundings, coastal accessibility and convenient proximity to Padstow.

To find 1 Meadowside follow the B3276 coast road out of Padstow towards Trevone, taking signs to Newquay. After half a mile, turn left into Green Lanes opposite the turning to Trevone. Follow the lane round the bend and 1 Meadowside can be found along on the right hand side. The postcode for satellite navigation is PL28 8RY. What3words: cyclones.debater.blizzard





TOTAL FLOOR AREA : 1055 sq.ft. (98.0 sq.m.) approx.

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