

Rohrs & Rowe

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Dolphins Barn, Dobbin Close, Trevone, Padstow, PL28 8QS

Guide price £1,100,000

A substantial detached coastal home with generous gardens, attractive sea views and excellent potential, just a short walk from Trevone Bay.

Occupying a peaceful position within one of North Cornwall's most sought-after coastal villages, Dolphins Barn is a substantial detached home extending to over 1800 sq ft, set within mature gardens just 600 metres from Trevone Bay. Unusually spacious for such a well-located property, it combines generous accommodation, privacy and ample parking in one of Cornwall's most desirable coastal settings.

The property occupies an unusually generous plot for its location, creating an attractive balance between proximity to the coast and the privacy and space more commonly associated with country homes. Whether as a permanent residence, second home or coastal retreat, Dolphins Barn offers an increasingly rare opportunity within one of North Cornwall's most established villages.



Accommodation

Arranged over two floors, the accommodation has been thoughtfully planned to provide sociable family living alongside quieter spaces to relax. At the heart of the house is an impressive L-shaped kitchen, dining and family room overlooking the rear gardens, with French doors opening directly onto the terrace. The kitchen is fitted with granite work surfaces, a Rangemaster cooker and integrated appliances, while the generous proportions of the room provide ample space for both dining and relaxed seating, making it the natural hub of the home for everyday living and entertaining alike.

A separate sitting room provides a peaceful retreat, while a useful store room, cloakroom and utility/shower room complete the ground floor. Upstairs, the principal bedroom is one of the highlights of the house. A vaulted ceiling enhances the feeling of space, while glazed doors open onto a private balcony enjoying attractive views across the village towards the sea. An en suite shower room completes the suite. Three further double bedrooms, two of which also enjoy an outlook towards the coastline, together with a generous family bathroom, provide comfortable and flexible accommodation for family and guests alike.

Gardens & Potential

One of Dolphins Barn’s defining features is its unusually generous plot, extending to approximately a quarter of an acre. The mature gardens create a private and sheltered setting that is rarely found so close to the coastline, with established trees, well-stocked borders and generous areas of lawn providing ample space for children to play, outdoor entertaining or simply enjoying the peaceful surroundings.

A gated entrance leads onto a generous driveway providing parking for several vehicles.

Planning permission was granted in 2022 for the construction of a contemporary detached dwelling within part of the garden. Although the consent has now lapsed, purchasers may wish to explore the potential for a future application, subject to the necessary planning approvals. Further information is available upon request.

Location

Trevone has long been regarded as one of North Cornwall’s most sought-after coastal villages, combining a relaxed village atmosphere with immediate access to one of Cornwall’s most spectacular stretches of coastline. From Dolphins Barn, Trevone Bay is just a short walk away, offering a sandy beach popular with families, surfers and swimmers, together with its much-loved natural tidal pool. The South West Coast Path can be joined within minutes, providing spectacular walks towards Stepper Point, Harlyn Bay and the dramatic North Cornish coastline

beyond.

The village itself offers a beach café, surf shop, farm shop and village hall, creating a strong sense of community throughout the year. Less than two miles away, Padstow provides an outstanding choice of independent shops, cafés and renowned restaurants, including those of Rick Stein and Paul Ainsworth, whilst nearby Trevose Golf & Country Club is widely regarded as one of England’s premier links courses.

Beyond Trevone, the celebrated Seven Bays coastline offers an exceptional variety of beaches, each with its own distinct character, while the Camel Estuary, nearby sailing waters and countless opportunities for walking, cycling and water sports make this one of Cornwall’s most rewarding places to live or own a second home. Whether it’s an early morning swim in the tidal pool, a walk along the coast path to Harlyn Bay, or an evening spent in Padstow’s renowned restaurants just a few minutes away, Dolphins Barn is perfectly placed to enjoy everything that makes this stretch of coastline so special.

Services

Mains gas, water, electricity and drainage.

