

# TREGLISSEN

## PORTHCOTHAN BAY



**JB ESTATES**

EST.  1971

# TREGLISSEN

Porthcothan Bay, PL28 8LW

**A rare coastal opportunity in one of Cornwall's most protected and picturesque bays.**

Treglissen occupies a truly exceptional position just 100 yards from Porthcothan beach in an Area of Outstanding Natural Beauty. Sheltered by high cliffs and fringed with grassy dunes, this much-loved coastal home faces the bay with the sound of the surf never far away. The existing three-bedroom dormer bungalow offers a remarkable opportunity to update or transform this level plot to create a striking new coastal home (subject to planning). It is believed that a thoughtfully designed two-storey home could enjoy exceptional views over the coastline, beach and sea.

- An exciting blank canvas for any buyer looking to enhance or redevelop (subject to necessary planning permission).
- Currently a 3-bedroom detached dormer bungalow with an attic room, set directly opposite the beach.
- Set on a level plot totalling 0.2-acres approx.
- Driveway parking and single garage with generous front and rear gardens.
- Footpath access on to Porthcothan Bay and just 5 miles from Padstow's harbour town and amenities.
- In all approx. 1,407.5 sq. Ft. (130.8 sq. m) excluding garage. EPC Band F.

Porthcothan Bay 100 metres, Treyarnon 1.5 miles, Newquay Airport 6.1 miles (London Gatwick 1 hour 10 minutes), Padstow 6.2 miles, Wadebridge 10.2 miles, Rock 16.6 miles, Bodmin Parkway 26.5 miles.

Viewings strictly by appointment

**Guide Price £895,000**

**FREEHOLD**





## THE PROPERTY

Commanding a sought-after position facing directly into Porthcothan Bay, Treglissen offers an increasingly rare opportunity to acquire a three-bedroom coastal property in good repair, with an additional attic room. Treglissen's AONB status offers buyers a high level of security that the headland and landscape will remain largely undeveloped and unspoilt. Set on a large, level plot in a coveted beachside location under an original Delabole slate roof, the house is sheltered from the onshore breezes both by the surrounding landscape and tall grassy dunes. While in need of modernisation, Treglissen is functional and habitable, but also offers a redevelopment opportunity, (subject to necessary planning) since many of the neighbouring homes have already undergone impressive transformation.

## ACCOMMODATION

**GROUND FLOOR:** Entrance porch/sunroom facing the front garden | Sitting room with dual aspect windows and fireplace | Open plan kitchen & dining room | Bedroom 3 | Two double bedrooms with fireplaces | Family bathroom | Rear Porch/boot room | Externally accessed WC and utility room.

**FIRST FLOOR:** Attic room with dormer window facing the rear garden

## OUTSIDE

Centrally positioned within its plot the house is approached via a sloping driveway leading to ample parking and a single garage. Occupying approximately 0.2-acres, the property enjoys front and rear lawned gardens with a patio terrace both to the front and side. There is a footpath diagonally opposite, leading through the dunes to the beach

## SERVICES

Mains water and electricity. Oil fired central heating. Private drainage.



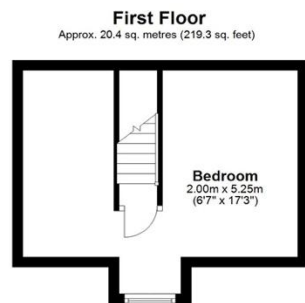
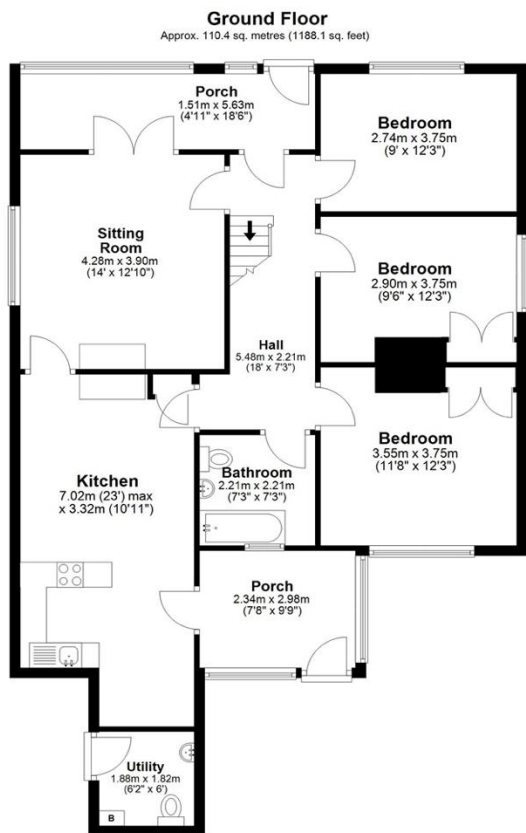
The potential view from a first-floor level



## LOCATION

A firm favourite with families, Porthcothan Bay is a quiet, unspoilt, northwest-facing cove backed by high, grassy dunes that is popular for swimming, sunbathing and surfing at mid-low tide on a medium swell. Located just south of Treyarnon Bay, between Newquay and Padstow, dog-friendly Porthcothan Beach, is one of Cornwall's renowned 7-Bays with Lifeguard cover from the May until September, surf hire, parking, shops, and toilet facilities with beach level access. One of north Cornwall's best kept secrets it has an expanse of sandy beach that opens out at low tide to connect up with smaller coves to the north and south that were once used by smugglers. The beach shrinks dramatically at high tide but remains very sheltered thanks to the craggy cliffs either side. This section of the Southwest Coast Path is particularly spectacular, offering panoramic views from north to south across National Trust land, and is a relatively short walk to Bedruthan Steps, one of Cornwall's most impressive sights. Porthcothan Bay itself is in a designated Area of Outstanding Natural Beauty and home to a number of interesting rock formations including Will's Rock.

TREGLISSEN, PORTHCOTHAN  
Total area: approx 130.8 sq. m (1407.5 sq. ft)



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.

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