

Treyarnon Reach

NR TREYARNON BAY



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ESTATE AGENTS



- ***Executive Style Detached House Completed in 2023***
- ***Over 3,137 Square Feet of Modern & Spacious Accommodation***
- ***One Mile from the Golden Sands of Treyarnon Bay & 0.8 Miles from the Centre of St Merryn***
- ***Five Bedrooms/Four Stylish Bathrooms***
- ***Air Source Heating System***
- ***Integral Garage & Ample Driveway Parking***
- ***Enclosed Rear Garden, Patio & Balcony with Sea Views***
- ***A Short Drive from Padstow's Historic Quayside & Revered Restaurants***



Located on the rugged North Coast of Cornwall on the outskirts of bustling St Merryn and just one mile from the stunning golden sands of Treyarnon Bay, is Treyarnon Reach. This brand new substantial executive style five bedroom detached house of 3,137 square feet was completed in 2023 and is just one of two properties developed in this accessible and convenient location.

Internally, the specification includes an air source heating system, a bespoke shaker style kitchen with a fully integrated range of appliances and Oak block work surface, four individually styled bathrooms, a huge vaulted first floor ceiling, three Juliette balconies and a large balcony with far reaching sea views.

Treyarnon Reach is configured in a reverse living style with a traditional external appearance. Four double bedrooms reside on the ground floor with two en-suite bathrooms and a further shower room. The master bedroom benefits from a set of full height windows and French doors leading to the front of the house. To the side is the large integral garage with electric up and over door and utility room off.

The impressive oak and glass staircase within the entrance hall ascends to the first floor where one is met with a huge open plan lounge/kitchen/dining space. This impressive space has a high vaulted ceiling with plenty of architectural interest with rural views to the rear via three Juliette balconies and sea views to the front. Within the lounge area is a large set of sliding doors leading onto a balcony with glass and stainless steel balustrade. The shaker style kitchen has oak block work surfaces, small breakfast bar, ceramic Belfast sink and integral appliances including fridge/freezer, dishwasher, eye level electric oven and hob. In addition, there is another double bedroom with contemporary en-suite shower room.

Externally, the rear garden has a generous lawn and paved patio with rendered walls and fence boundaries bordered by open pasture. To the front is a large gravelled driveway with ample parking for many vehicles and five bar gate access.



Treyarnon Reach, Nr Treyarnon Bay

PL28 8JU

£1,150,000 guide

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Services to the property include mains water, electricity and drainage with an air source heating system. EPC rating TBC. Council tax band F.

Treyarnon Bay is one of the gems of the North Cornish Coast with a stunningly large expanse of golden sand surrounded by low cliffs and backed by sand dunes. A mecca for surfers because of the year round consistent surf and a firm favourite with families due to the safe bathing and super rockpools for climbing, swimming and exploring. Treyarnon boasts a small café and summer beach shop and the South West footpath

passes right across the bay. Renowned Constantine Bay is an easy walk away, across the flat headland North of Treyarnon. Constantine Bay is one of the most popular bays in North Cornwall, home to one of its finest and renowned surfing beaches as well as the championship golf course at Trevoze. There is the superb Constantine Bay Stores and surf shop nearby and St Merryn village is just one mile distant with a selection restaurants, shops and public houses. The revered Pig restaurant and hotel is a scenic 20 minute walk away in nearby Harlyn.

The historic and picturesque fishing town of Padstow is just five miles distant, revered for being Cornwall's foodie capital with restaurants such as Paul Ainsworth's Michelin starred No.6, cool seafood bar Prawn On The Lawn and of course Rick Stein's esteemed Seafood restaurant to name just a few.

"Substantial executive style five bedroom detached house with far reaching sea views and completed in 2023"

To find Treyarnon Reach, leave Padstow and turn right onto the B3276 and follow the road all the way to St Merryn and out the other side. Pass the turning to Constantine Bay and St Merryn School and continue out of St Merryn. Treyarnon Reach can be found on the left hand side opposite the turning to Treyarnon Bay. The postcode for satellite navigation is PL28 8JU. What3words: lend.buzzards.fund

TOTAL FLOOR AREA : 3137 sq.ft. (291.4 sq.m.) approx.

GROUND FLOOR
 1694 sq.ft. (157.4 sq.m.) approx.

1ST FLOOR
 1442 sq.ft. (134.0 sq.m.) approx.

