

FIVE - ZEATH AT THE BAY
NR. CONSTANTINE BAY



JB ESTATES
EST. 1971

FIVE - ZEATH AT THE BAY

Nr Constantine Bay, PL28 8PJ

This contemporary three-bedroom detached house forms part of this exclusive development situated close to Constantine Bay. Completely renovated by ModBox Developments Ltd. this reverse living property enjoys modern details and far-reaching views towards the sea across the Cornish countryside from the first floor. This contemporary property has an attractive stone, render and timber exterior with light-filled accommodation throughout.

- Open plan kitchen dining and sitting room on the first floor with a wood-burner and sliding doors to the covered glass balcony.
- Three double bedrooms, two bathrooms (one en-suite), separate W/C.
- High specification fixtures and fittings.
- Carport and private driveway offering parking for two vehicles.
- Walking distance to Constantine Bay and Trevoze Golf Club via a nearby footpath.
- In all approximately 103.8 sq.m (1,117.2 sq. ft) EPC E.

Constantine Bay 600 metres, St Merryn 600 metres, Harlyn Bay Beach 1.7 miles, Padstow 3.5 miles, Newquay Airport 8 miles, Bodmin Parkway Train Station 26 miles, Exeter (M5) 86 miles.

Viewings by appointment only

Guide Price £795,000

FREEHOLD (Holiday Restricted).

Management company to be set up for the development to maintain the communal areas.



THE PROPERTY

This modern three-bedroom detached house is situated in the residential hamlet of Towan, just on the outskirts of Constantine Bay. A full renovation by ModBox Developments Ltd. enjoying well-proportioned rooms and high-quality fixtures and fittings. Arranged over two floors with a reverse living layout, the property has three double bedrooms (one with an en-suite) and a further family bathroom, along with a utility room on the ground floor. Upstairs, the spacious open plan kitchen, dining and sitting room has high, vaulted ceilings creating a sense of volume, with a wood burner and full height sliding doors leading out to the private balcony overlooking the countryside with glimpses of the sea. This property would make an ideal holiday home or let, conveniently situated within a short distance of the beach and local amenities.

ACCOMMODATION

Ground Floor – Entrance Hall | Principal bedroom with en-suite shower room | Two further double bedrooms | Family bathroom | Utility area

First Floor – Open plan kitchen, dining and sitting room with a wood burner, vaulted ceilings and Velux windows | Large rear terrace with glass balustrade and countryside views.

OUTSIDE

Situated in a prominent position on the Zeath at the Bay development, the whole site will enjoy landscaped grounds. At the front, the property enjoys a private block paved parking area for two vehicles bordered with coastal planting.

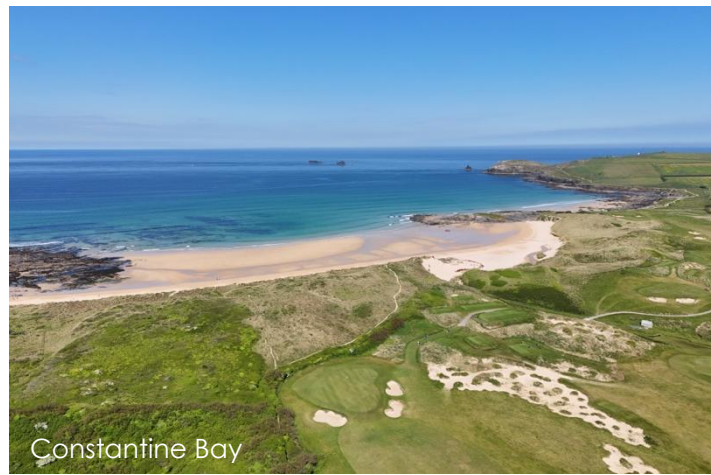
SERVICES

Mains water and electricity. Private drainage via sewage treatment plant. Wall mounted radiators.





Padstow



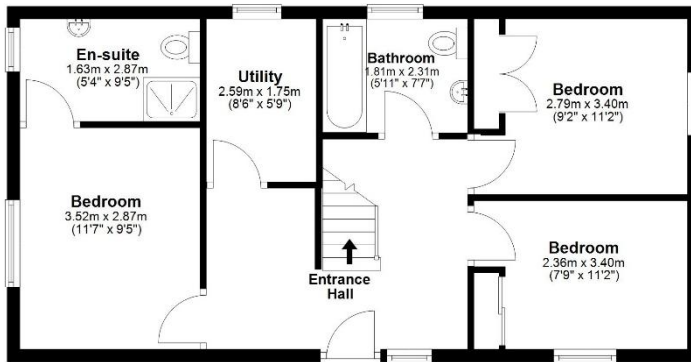
Constantine Bay



The Camel Estuary

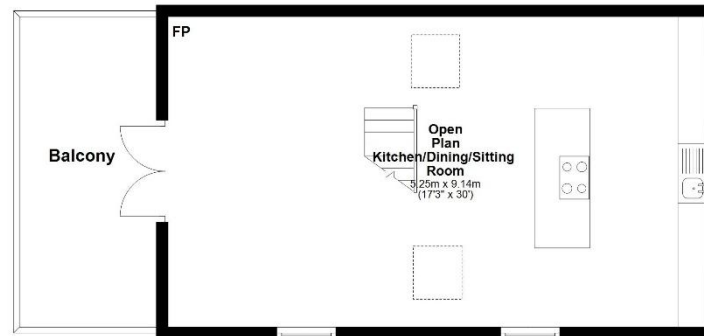
Ground Floor

Approx. 55.8 sq. metres (600.7 sq. feet)



First Floor

Approx. 48.0 sq. metres (516.5 sq. feet)



Total area: approx. 103.8 sq. metres (1117.2 sq. feet)

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.

LOCATION

North Cornwall's Seven Bays offer a collection of stunning beaches and delightful bays that span seven miles of unspoilt coast path, linked by beautiful coastal walks, inspiring scenery and rich wildlife. Each bay offers something different, but Constantine Bay is particularly known for its beautiful sweeping sandy beach and world-class surf. A highly prized location, it offers breathtaking coastal scenery, coupled with excellent amenities including Constantine Bay Stores. Nearby Padstow is a must-visit destination famous for its culinary scene thanks to Rick Stein and Paul Ainsworth. There is plenty to see and do, with the Southwest Coast Path on your doorstep, alongside swathes of sandy beaches, The Camel Trail and the estuary itself is a playground for a myriad of water sports activities. In nearby St Merryn, you'll find the Cornish Arms pub also owned by rock Stein, while The Pig Hotel at neighbouring Harlyn Bay offers a fine dining experience. Golf enthusiasts will appreciate the championship course at Trevose Golf Club and St Enodoc Golf Club, situated across the Camel Estuary at Rock.

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