

# TEN ZEATH *at the Bay*



JB ESTATES  
EST. 1971



# NO.10 ZEATH AT THE BAY

Nr Constantine Bay, PL28 8PJ

**\*£50,000 FURNITURE PACKAGE INCLUDED\***

This spacious 4-bedroom detached house offers well-proportioned accommodation with far reaching sea views across open Cornish countryside. This exclusive development lies within easy reach of Constantine Bay and Padstow. Newly renovated to a very high standard throughout, with distant views of the sea, this contemporary property is currently a popular holiday let with [holidaycottages.co.uk](http://holidaycottages.co.uk).

- 4 double bedrooms, 3 bathrooms (2 en-suite), separate W/C.
- Open plan kitchen dining room with French doors opening on to the deck and garden.
- Separate sitting room with patio doors to the garden.
- For sale with all contents and forward bookings.
- Landscaped front and rear gardens, private block parking for two vehicles.
- Walking distance to Constantine Bay and Trevose Golf Club via a nearby footpath.
- In all approximately 160 sq m (1,730 sq. ft) EPC Band D.

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: £950,000**

**FREEHOLD** (Unrestricted).

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







## THE PROPERTY

This stylish four-bedroom detached house is situated in the residential hamlet of St Merryn, just on the outskirts of Constantine Bay and close to Padstow. Completely renovated throughout by ModBox Developments Ltd. with exceptional attention to detail, the property enjoys light and airy interiors with high quality fixtures and fittings. An ensuite bedroom on the ground floor, provides flexible living that would suit either as a home office, guest room or for elderly family members. Ten has engineered oak floors that run throughout the open plan kitchen/dining room with patio doors leading to the enclosed, private rear garden and raised deck. A separate generous sitting room also has double doors out to the garden allowing the fresh Cornish Sea air to flood in. A utility room and WC completes the ground floor. Upstairs, the principal bedroom has dual aspect windows and an en-suite. Two further well-proportioned bedrooms share a modern family bathroom (one enjoys a Juliet balcony with far-reaching sea views).

**CONTENTS** \* Ten Zeath at the Bay includes a £50,000 furniture package within the sale.

## ACCOMMODATION

**Ground Floor:** Entrance Hall | Open plan kitchen dining with an island unit, Siemens appliances and patio doors to the garden | Utility room | W.C | Storage cupboard. Separate sitting room with doors to the garden | Ground floor ensuite bedroom.

**First Floor:** Principal dual aspect bedroom with en-suite bathroom and fitted wardrobes | Dual aspect double bedroom with Juliet Balcony | Double bedroom | Family bathroom.

## OUTSIDE

Set on a sizeable plot and situated in a prominent position within the development, Ten enjoys a block paved parking area for two vehicles with a stylish landscaped garden, and small lawn with coastal planting. To the rear of the property, there is an enclosed lawned garden, and raised sun deck surrounded by slatted fencing.

## SERVICES

Mains water and electricity. Private drainage via sewage treatment plant. LPG Gas central heating with wall mounted radiators.





## LOCATION

North Cornwall's Seven Bays offer a collection of stunning beaches that extend from Trevone Bay near Padstow, as far as Porthcothan Bay towards Newquay. These delightful bays span seven miles of unspoilt coast path, and are 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 exceptional culinary scene thanks to Rick Stein and Paul Ainsworth, but there are plenty of other excellent restaurants jostling shoulder to shoulder with traditional pubs, cocktail bars, art galleries, Cornish clothing brands and much more besides. There is plenty to see and do, but the added convenience of the Southwest Coast Path on your doorstep, alongside swathes of sandy beaches, The Camel Trail and the estuary itself providing a playground for a myriad of water sports activities. In nearby St Merryn, you'll find the Cornish Arms pub also owned by Rick Stein, while The Pig Hotel at neighbouring Harlyn Bay offers a fine dining experience. Golf enthusiasts will appreciate the close proximity to the championship course at Trevose Golf Club, located just a few hundred metres away. Another world class course, St Enodoc Golf Club, is situated across the Camel Estuary at Rock.





## Why You'll Love Living at Zeath at the Bay

Zeath at the Bay offers an exciting opportunity to own one of just ten very high-quality homes in this highly sought-after North Cornwall location, just moments from Constantine Bay and within easy reach of Padstow. Opportunities to acquire a newly renovated home of this calibre in such a limited collection is exceptionally rare.

- ✓ Footpath access to Constantine Bay beach with easy access to explore the South West Coast Path
- ✓ Minutes from Padstow and its award-winning restaurants & amenities
- ✓ Close proximity to Trevose Golf & Country Club
- ✓ Turn-key opportunity, enjoy your asset immediately – Life's too short!
- ✓ £50,000 furniture pack & contents included along with all forward holiday bookings
- ✓ Proven letting income through **holidaycottages.co.uk** (part of the Travel Chapter group)
- ✓ Exclusive landscaped development of just 10 contemporary homes with sea facing terraces and gardens
- ✓ Energy-efficient construction by established developers ModBox Developments Ltd.
- ✓ Versatile, unrestricted use (use as a second home, main residence or holiday letting investment)
- ✓ Exceptional coastal lifestyle with year-round leisure activities on your doorstep.
- ✓ Opportunity to create lasting family memories





## The ModBox Guarantee

ModBox Developments Ltd. are an established regional developer in Cornwall. Zeath at the Bay follows on from their successful previous developments; Penmayne Meadows in Rock and both Zeath @ The Point and Zeath @ The Park in Polzeath. All sales at these developments were handled by JB Estates, so we can vouch for the attention to detail and quality of the end product of these stylish coastal homes.

## Benefits of Ownership

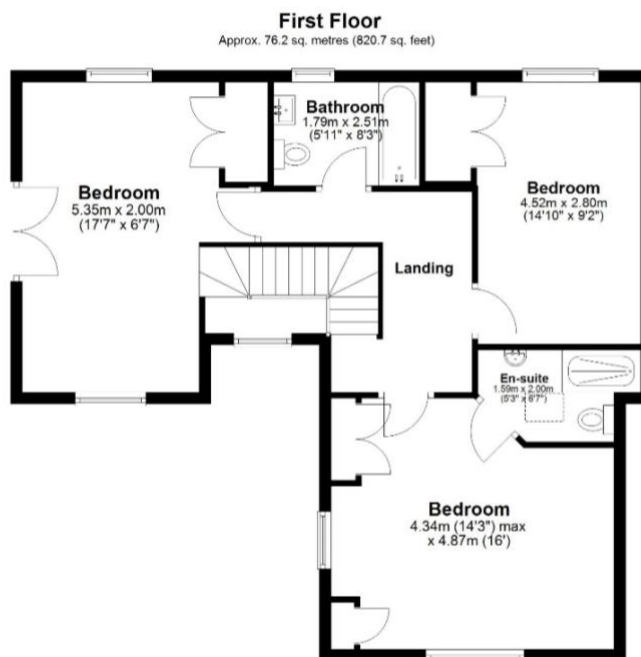
At Zeath at the Bay you can enjoy a unique lifestyle that blends relaxation, adventure and natural beauty throughout the year. **More than a home**, this is a place where memories are made. From family holidays and summer gatherings to winter beach walks and festive celebrations, ownership here offers a lasting legacy for future generations to enjoy.

Whether as a private coastal retreat or a holiday let investment, Zeath at the Bay provides the perfect escape from the pressures of everyday life, delivering peace, space and a connection to nature in one of Cornwall's most celebrated coastal settings.

## Considering holiday letting?

At Ten Zeath at the Bay you can get the best of both worlds – a family holiday home to enjoy alongside strong investment return through holiday letting. Ten already has proven holiday letting and strong occupancy for 2026 with letting agents **holidaycottages.co.uk**. Not only can this holiday letting income contribute towards the running costs of the property it can also help to offset ownership expenses – giving owners complete peace of mind whilst maximising the potential of your investment.





**Total area: approx. 160.8 sq. metres (1730.6 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 misstatement. 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.



**JB ESTATES**  
EST. 1971

Pavilion Building, Rock, Cornwall PL27 6JU  
01208 862601  
propertysales@johnbrayestates.co.uk  
[www.johnbrayestates.co.uk](http://www.johnbrayestates.co.uk)

**IMPORTANT NOTICE** John Bray Estates have prepared these details as a brief description of the property as they know it. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It cannot be assumed that the property has all necessary planning, building regulation, other consents or clear title and John Bray Estates will not have tested any services, equipment or facilities. No responsibility is taken for any travelling expenses incurred should the property prove to be inaccurately described or withdrawn. A buyer is advised to obtain verification on all matters from their solicitor.