

TREGARDOCK FARM COTTAGE



JB ESTATES
EST. 1971

TREGARDOCK FARM COTTAGE

Treligga, PL33 9ED

Surveying some of Cornwall's most spectacular coastal scenery, this exceptional Grade II Listed four-bedroom residence with a separate one-bedroom annexe offers a rare sense of privacy, tranquillity and escape. Sympathetically renovated to an exacting standard, Tregardock Cottage sits in almost 1.5 acres of exquisitely maintained gardens and grounds, enjoying breathtaking and panoramic views from all the principal rooms, across rolling countryside to the Atlantic Ocean beyond. A place where character, comfort and natural beauty exist in perfect harmony.

- Detached 4-bedroom house with open plan kitchen/breakfast room with AGA leading to a separate dining room/conservatory with bi-fold doors and exceptional sea views.
- Separate one-bedroom annexe with ensuite, sitting room, utility room and bathroom.
- Two sitting rooms, one on the ground floor with a log burner and a second first floor sitting room with elevated sea views and access to the garden.
- Immaculate gardens in all approximately 1.496-acres with panoramic sea views, mature shrubs and several patio terraces.
- Short walk to the Southwest coast path and just a 5-minute drive to Port Isaac harbour and Trebarwith Strand.
- In all about 3,547 sq. ft (329.6 sq.m). EPC Band C.

Tregardock beach 180 yards, Port Gaverne/Port Isaac 2.4 miles, Polzeath 7.8 miles, Rock 9.7 miles, Wadebridge 7.7 miles, Bodmin Parkway 17.6 miles, Newquay Airport 20 miles, Truro 32 miles, Exeter 63 miles.

Viewings by appointment only
Offers In Excess Of: £2,500,000
FREEHOLD





THE PROPERTY

An elegant four-bedroom period residence occupying an exceptional coastal setting between Trebarwith Strand and Port Isaac. Arranged over two floors and featuring dual staircases, the property enjoys magnificent sea views from all the principal rooms. Rich in character, the home showcases original architectural features, including beamed ceilings, substantial Cornish stone walls and slate flagstone flooring. These heritage elements are beautifully balanced by light-filled interiors and generous living spaces, highlighted by a recently added conservatory dining room that opens seamlessly onto the sea-facing terrace and garden. Completing this remarkable coastal retreat is a detached one-bedroom annexe and expansive gardens, all set against a breathtaking backdrop of the stunning coastline and sea.

THE ACCOMMODATION

GROUND FLOOR: Open-plan kitchen/breakfast room with AGA | 30' Sitting room with log burner | Conservatory/dining room | Utility room | Stairs leading down to a large bedroom with four built in bunk beds and en-suite shower.

FIRST FLOOR: Second sitting room with vaulted ceiling | Main bedroom & ensuite bathroom | Stairs leading up to two further double bedrooms | Family bathroom

ANNEXE: Outside store | Utility room | Wet room | Inner Hall | Stairs leading down to the double bedroom & ensuite bathroom | Stairs leading up to a cosy sitting room with access out to the rear patio

OUTSIDE

Set in almost 1.5-acres on Cornwall's dramatic coastline, the property is approached via a private driveway with ample parking for several vehicles, serving both the main house and detached annexe. Gently sloping lawns are framed by mature trees and established planting, creating privacy while preserving the far-reaching sea views. Multiple terraces provide idyllic spaces to enjoy the sun throughout the day, including an elevated patio via an external staircase with direct access to the sitting room. The detached one-bedroom annexe also benefits from its own private elevated terrace overlooking the surrounding landscape.

SERVICES

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







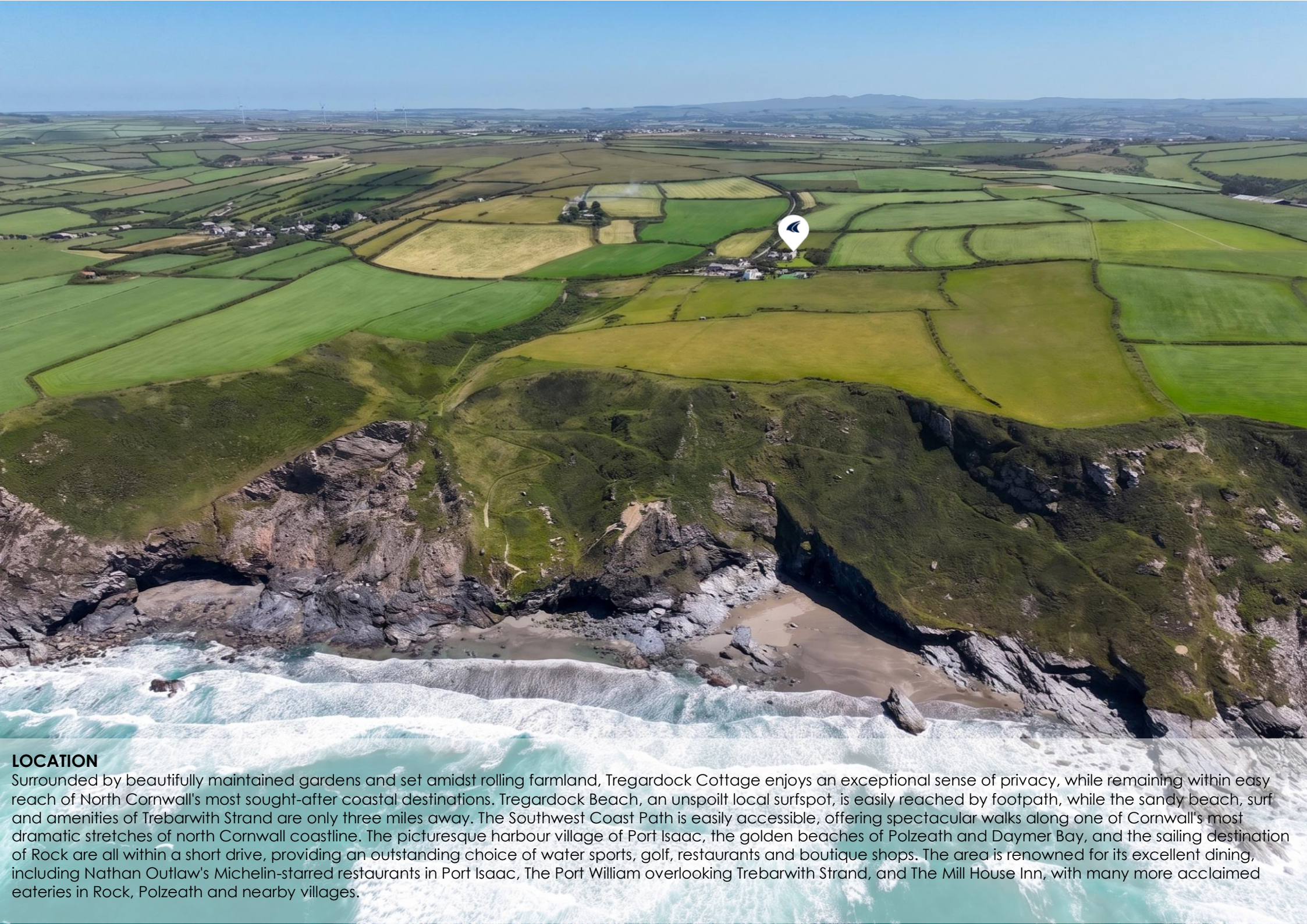
Annexe



Annexe



Annexe



LOCATION

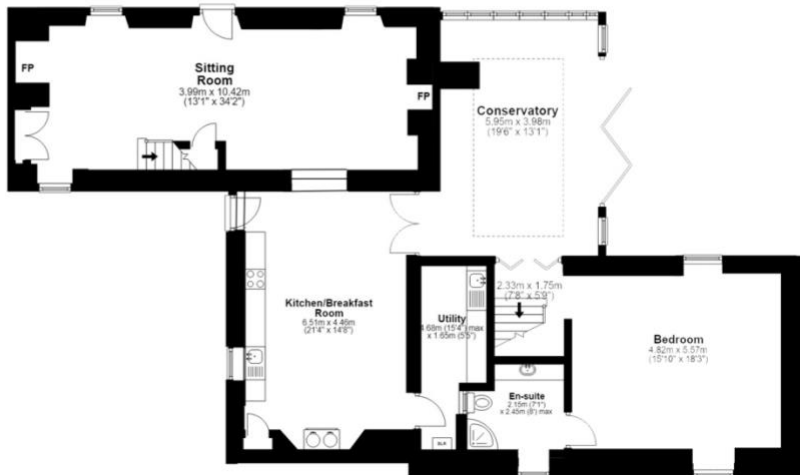
Surrounded by beautifully maintained gardens and set amidst rolling farmland, Tregardock Cottage enjoys an exceptional sense of privacy, while remaining within easy reach of North Cornwall's most sought-after coastal destinations. Tregardock Beach, an unspoilt local surfspot, is easily reached by footpath, while the sandy beach, surf and amenities of Trebarwith Strand are only three miles away. The Southwest Coast Path is easily accessible, offering spectacular walks along one of Cornwall's most dramatic stretches of north Cornwall coastline. The picturesque harbour village of Port Isaac, the golden beaches of Polzeath and Daymer Bay, and the sailing destination of Rock are all within a short drive, providing an outstanding choice of water sports, golf, restaurants and boutique shops. The area is renowned for its excellent dining, including Nathan Outlaw's Michelin-starred restaurants in Port Isaac, The Port William overlooking Trebarwith Strand, and The Mill House Inn, with many more acclaimed eateries in Rock, Polzeath and nearby villages.

TREGARDOCK COTTAGE

Total area: approx. 329.6 sq. metres (3547.3 sq. feet)

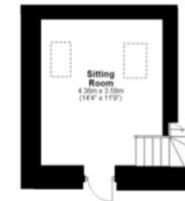
Ground Floor

Approx. 199.5 sq. metres (2147.1 sq. feet)



First Floor

Approx. 130.1 sq. metres (1400.2 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 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.



Port Gaverne Harbour



Polzeath Beach



Trebarwith Strand