

LITTLE TREMIRO

LOWER TREFREOCK - PORT ISAAC



JB ESTATES

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LITTLE TREMIRO

Lower Trefreock, Port Isaac, PL29 3SR

Tucked away in an unspoilt pocket of Cornish countryside, this immaculate four-bedroom home offers a rare sense of seclusion and calm. Constructed in 2005, the house beautifully balances timeless oak craftsmanship with refined contemporary design. Arranged across two light-filled floors, the heart of the home is an impressive open-plan living space, where expansive glazing frames the landscaped gardens and draws the outside in. A striking galleried landing enhances the sense of space and flow, while tactile, natural materials create an atmosphere that is both elegant and welcoming. Set within idyllic grounds, the property enjoys an enviable position just moments from the dramatic scenery of the Southwest Coast Path and the much-loved harbour villages of Port Isaac and Port Gaverne.

- 4 bedrooms, 2 bathrooms (1 en-suite), W.C
- Open plan kitchen, dining and sitting room with bifold doors out to the covered veranda, patio terraces and gardens.
- Immaculate landscaped and terraced gardens with private, off-road parking for multiple vehicles
- Separate artist studio and storage shed.
- Extant planning permission for an extension with underground garage - PA17/11068
- Short walk to the Southwest coast path and 2-minute drive to Port Isaac harbour.
- In all about 2,269.8 sq. ft (210.9 sq.m). EPC Band E.

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

GUIDE PRICE £1,895,000

FREEHOLD





THE PROPERTY

Little Tremiro captures the essence of coastal Cornwall - tranquil, connected to nature, and effortlessly beautiful. Combining the perfect blend of modern comforts with timeless character, this extremely stylish four-bedroom detached family home is arranged over two floors. Bathed in natural light with an impressive structural oak frame and lofty, vaulted ceilings, it has a bespoke kitchen that was recently fitted, incorporating a pantry and traditional AGA. With approved planning for an extension with an underground garage, Little Tremiro offers a dream setting for family life in a quiet residential hamlet on the outskirts of Port Isaac.

THE ACCOMMODATION

GROUND FLOOR: Covered Porch | Entrance Hallway with oriel window | Open plan kitchen, dining and sitting room with AGA, STUV wood burner, triple aspect windows and bifold doors leading out to the garden and patio | Pantry | Utility room with external access | WC with provision for a shower

FIRST FLOOR: Galleried landing with vaulted ceiling | Snug with patio doors out to the rear garden | Principal ensuite bedroom with bay window and built in wardrobe | Two double bedrooms | Family bathroom | Landing storage | Double bedroom with countryside views | Children's bedroom with dual aspect windows and mezzanine

OUTSIDE

The property is set in a charming hamlet and approached via electric gates into a gravel driveway with parking for several vehicles or boats. The lush gardens are a true delight, laid out in beautifully landscaped terraces and sloping sections that give way to immaculate lawns, which surround the property. A true haven, it features established borders, mature trees and flowering shrubs. A covered veranda wraps around the house and bi-fold doors lead out to a series of patio terraces positioned to enjoy the tranquil views. An external artist studio / home office with water and power is set in an elevated position to enjoy the far-reaching rural views.

SERVICES

Mains water & electricity. Private drainage. Electric boiler. MVHR system.





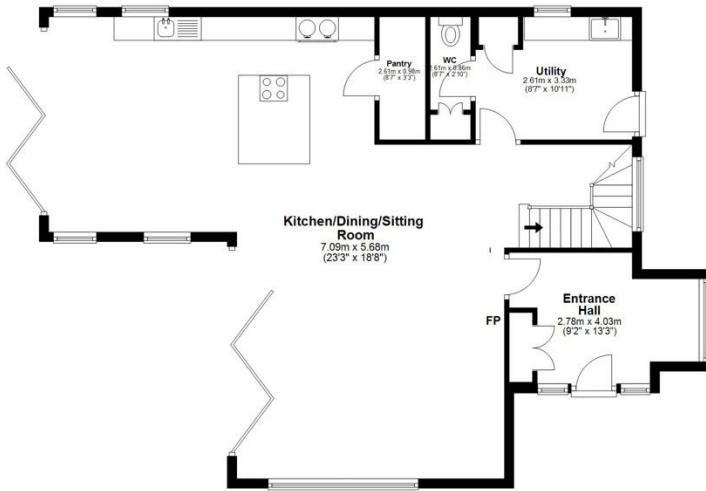




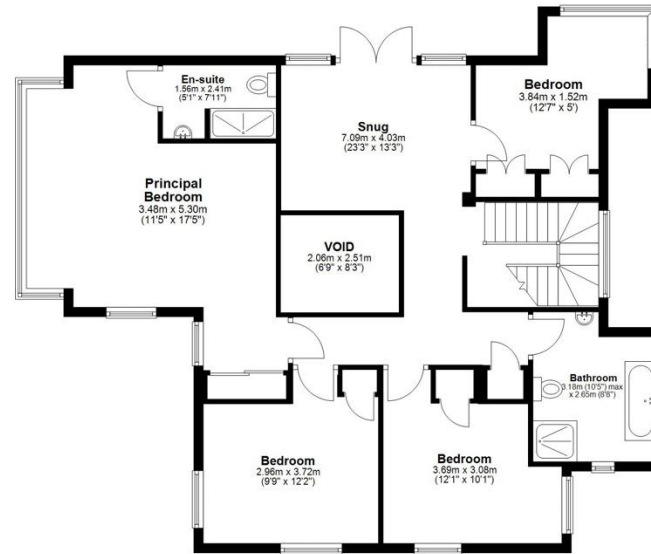
LOCATION

Within easy reach of Port Gaverne & Port Isaac, Polzeath and Rock on the Camel Estuary. Head out from Little Tremiro via nearby footpaths to discover some of North Cornwall's most breath-taking scenery, cliff paths and sandy beaches. Try your hand at surfing the Atlantic rollers at nearby Polzeath, catch the foot ferry from Rock across the estuary to Padstow to cycle the Camel Trail or head further afield to the south coast for quieter sailing waters and picture-perfect bays. Doc Martin fans should explore the sights of nearby Port Isaac, a popular holiday destination and residential village and the birthplace of The Fisherman's Friends, Port Isaac has a number of good places to eat and drink, including two of Nathan Outlaws Michelin starred eateries. Other notable restaurants and pubs include The Port Gaverne Hotel and Pilchards, The Mote and The Golden Lion, with Rick Stein's and Paul Ainsworth restaurants in Padstow and Rock. Most everyday shopping requirements can be met in Port Isaac but the market town of Wadebridge, with an inspiring collection of independent shops, is only about 8 miles distant.

Ground Floor
Approx. 110.5 sq. metres (1189.6 sq. feet)



First Floor
Approx. 100.3 sq. metres (1080.1 sq. feet)
(excluding VOID)



Total area: approx. 210.9 sq. metres (2269.8 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.

