

# FAIRHAVEN | TREVONE



JB ESTATES  
EST. 1971

# Fairhaven

Dobbin Close, Trevone, PL28 8QS

Positioned just moments from the sandy shores of Trevone Bay, Fairhaven is a spacious and versatile detached bungalow enjoying an enviable coastal setting. Set within a generous plot of approximately 0.24 acres, the property benefits from lawned gardens, with distant sea glimpses towards Gulland Rock. Offering four well-proportioned bedrooms and flexible living accommodation throughout, Fairhaven presents an ideal opportunity for a wide range of buyers, from families to those seeking a coastal retreat. While perfectly comfortable, the property previously had approved planning offering exciting potential to extend and create a first floor sitting room with views, allowing a buyer to create a truly exceptional home tailored to their needs. Externally, the property is complemented by ample driveway parking, a detached double garage with a carport to the side.

- Spacious, detached bungalow set in approximately 0.24 acres
- Quiet cul-de-sac position with elevated outlook and distant sea glimpses
- Four bedrooms with flexible accommodation throughout
- Detached, double garage, carport and ample driveway parking
- Excellent potential to enhance with planning consent previously granted for first floor and side extension - PA21/07046.
- Approximately 2,159.5 sq ft (200.6 sq m) including garage and car port. EPC Band C.

Padstow – 2.1 miles, Harlyn Bay – 2.9 miles, Trevose Golf & Country Club – 3 miles, Wadebridge – 8.7 miles, Truro – 25.6 miles, Newquay Airport – 9.7 miles, Bodmin Parkway Railway Station – 25 miles.

Viewings by appointment

**Guide Price: £895,000**

FREEHOLD

OFFERS INVITED

FOR SALE ON BEHALF OF JOINT FIXED CHARGE RECEIVERS



## THE PROPERTY

Tucked away at the end of a quiet cul-de-sac, the property enjoys a peaceful yet convenient position, just a short walk (approximately 700 metres) from the beach and local amenities. The renowned Seven Bays and the dramatic scenery of the North Cornwall coastline are all within easy reach, making this an outstanding location for those who appreciate coastal living. With far-reaching sea views towards Trevone Bay, the property offers four bedrooms, two bathrooms and comfortable, versatile living accommodation, complemented by an enclosed garden and detached double garage. The previous owners secured planning consent under planning decision PA21/07046 to add a car port, and an additional reception room, extension of the living room into the garden, a link porch connecting the existing double garage and creation a first floor sitting room with a balcony.

## LOCATION

Perfectly positioned to enjoy the very best of North Cornwall, Fairhaven lies within easy reach of the sought-after Seven Bays. This magnificent and rugged stretch of the north Cornish coastline extends from Trevone Bay and includes Harlyn Bay, Mother Ivey's Bay, Booby's Bay, Constantine Bay, Treyarnon Bay, and Porthcothan Bay, all easily accessible from the property. Trevone Bay itself enjoys a tidal pool and golden sandy beach. Located in a designated Area of Outstanding Natural Beauty, it offers easy access to some of North Cornwall's most spectacular coastal paths, cliff-top walks (featuring the iconic SSSI 'Round Hole') and dramatic shoreline scenery. Nearby Trevoze Golf Club not only provides championship golfing but is also a hub for families, with padel and tennis courts, a swimming pool and restaurant, while The Pig at Harlyn is just a short drive away, known for its excellent restaurant, bar and outdoor Lobster Shed, alongside treatment rooms and luxury accommodation.

## OUTSIDE

Accessed via a gated driveway with generous parking for multiple vehicles and a detached double garage and carport. To the front, there is generous lawned area with a patio area and private decking.

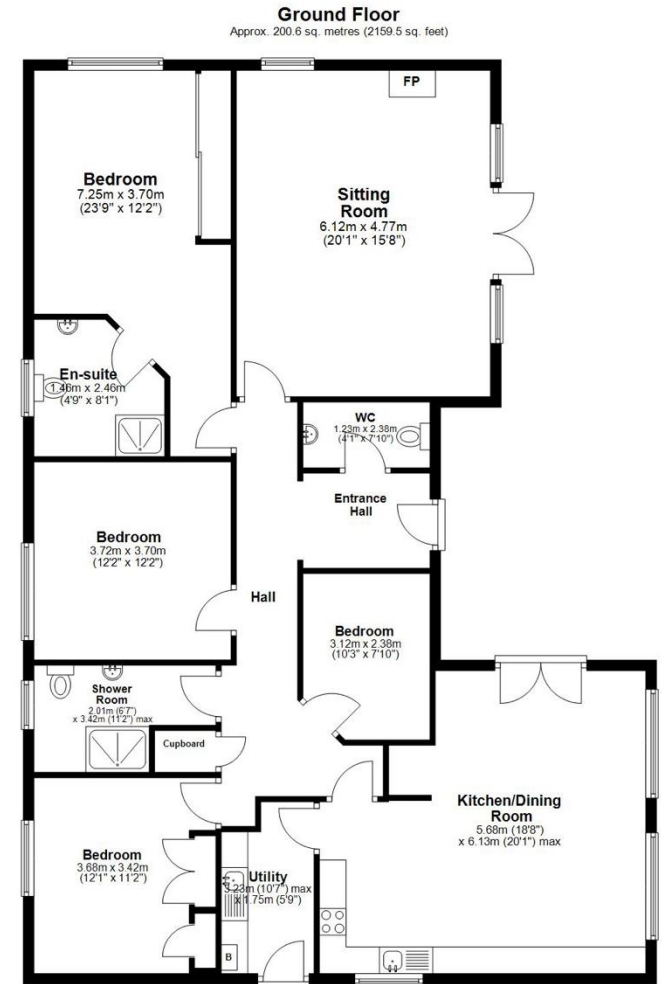
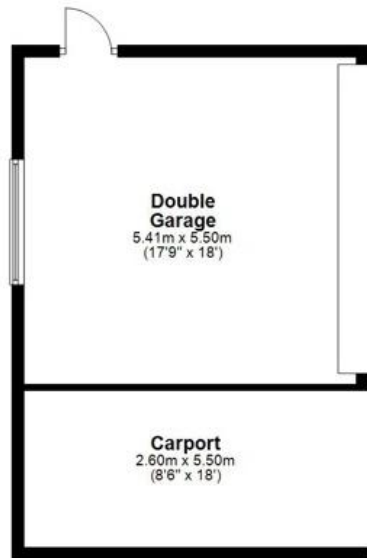
## ACCOMMODATION

GROUND FLOOR: Entrance hall | Sitting room with a gas fire and patio doors leading to the garden | Open plan kitchen/dining room with doors to garden | Utility room with door to garden | Principal bedroom with en-suite | Three further bedrooms | Shower room | WC

## SERVICES

Mains water, drainage and electricity. Mains gas central heating.





**TOTAL FLOOR AREA Approx. 200.6 sq. m (2,159.5 sq. ft)**

Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows, rooms and any other items are approximate, and no responsibility will be taken for any error, omissions or misstatements. 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.

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