
Trethias
Trevone
Jackie Stanley
ESTATE AGENTS













- *100 Yards from the Beach of Trevone Bay*
- *Quiet Private Cul-De-Sac Location*
- *Original 1930s Bungalow with Period Charm*
- *Three Bedrooms with Family Bathroom*
- *Living Room with Open Fireplace with Stripped Floorboards*
- *Complete Refurbishment Required with Redevelopment Potential (STPP)*
- *Enclosed Rear Garden with Lawn & Patio*
- *Attached Garage, Storeroom & Driveway Parking*

Just moments from the golden sands of Trevone Bay, Trethias is an original 1930s bungalow retaining much of its period charm, including high ceilings and attractive bay windows.

Positioned within a quiet private cul-de-sac just 100 yards from the beach, this characterful coastal home has all the potential to offer a relaxed seaside lifestyle for which this sought-after stretch of North Cornwall is renowned.

Trethias requires complete modernisation and refurbishment throughout, presenting a blank canvas for purchasers to create a coastal home to their own tastes and requirements. Alternatively, the property offers potential for redevelopment, subject to obtaining the necessary planning permissions.

The accommodation currently comprises a living room with an open fireplace and stripped floorboards, a kitchen/diner with fitted cabinets, dishwasher, washing machine, electric oven, microwave and range cooker, three double bedrooms and a family bathroom. A single-storey extension provides additional space and a cloakroom, while an attached single garage and storeroom complete the accommodation.

The fully enclosed rear garden is mainly laid to lawn, bordered by established trees and shrubs, with a patio providing space for outdoor seating. To the front, a driveway provides parking for one vehicle and access to the garage.

Trethias, Trevone, PL28 8RA

£675,000 guide







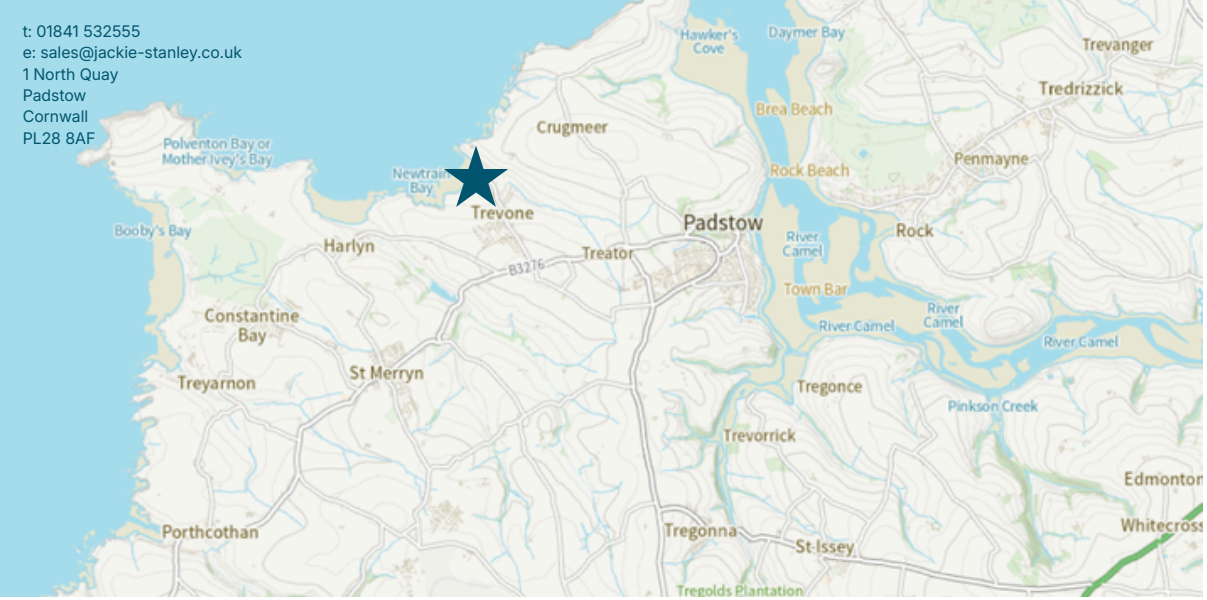








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Services to the property include mains gas, water, electricity and drainage. EPC rating E. Council tax band D. Ofcom indicate superfast broadband availability. Ofcom indicate 5G connectivity.

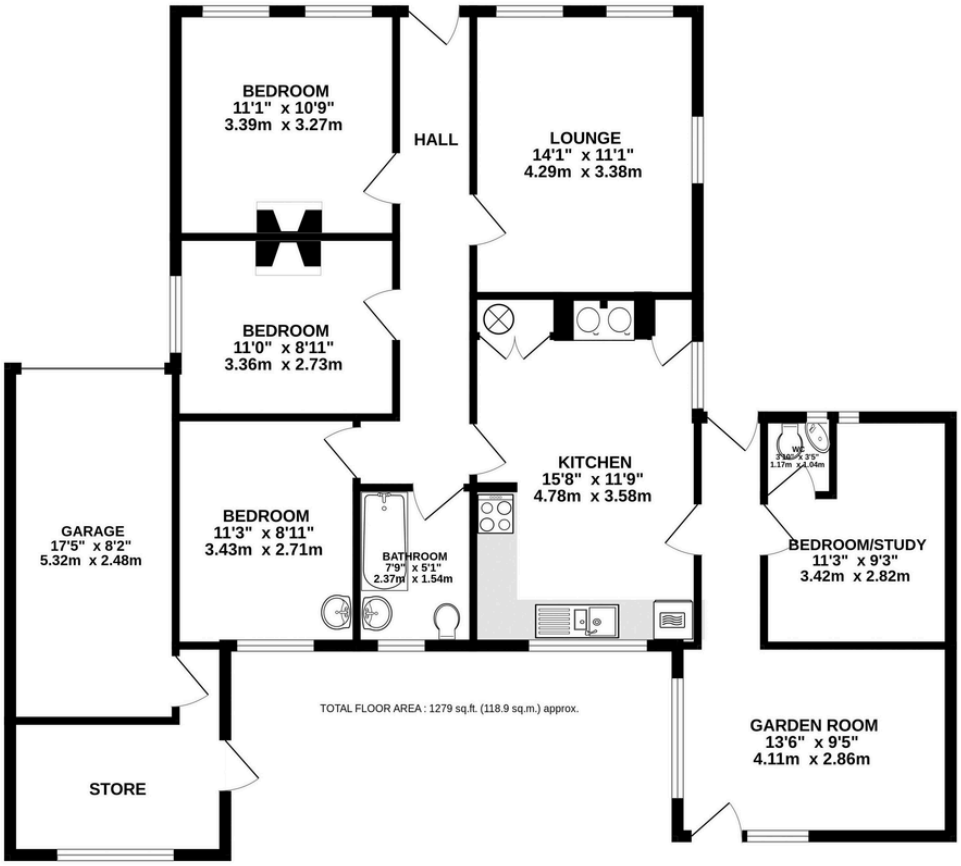
Trevone Bay is one of North Cornwall's most sought-after coastal villages, set within an Area of Outstanding Natural Beauty. Renowned for its beautiful sandy beach, separate slate beach with fascinating rock pools and spectacular South West Coast Path, it is a haven for families, walkers and watersports enthusiasts alike.

The highly regarded Trevone Farm Shop is just a short stroll away, offering an excellent selection of fresh local produce, artisan foods and a popular café, while the beachside surf shop also features a café, seasonal bar and regular live music during the summer months.

Less than two miles away lies the picturesque harbour town of Padstow, renowned for its outstanding selection of restaurants, cafés and boutiques, including Paul Ainsworth's Michelin-starred No.6, Prawn on the Lawn, and Rick Stein's celebrated Seafood Restaurant.

To find Trethias, follow the B3276 coast road out of Padstow towards Trevone, taking signs to Newquay. After half a mile, turn right to Trevone. Follow the lane all the way down towards the beach. Pass the surf shop on your right and then turn left into Beach Road. Trethias is the third property on right hand side. The postcode is PL28 8RA. What3words: nightcap.array.repeat

GROUND FLOOR
1279 sq.ft. (118.9 sq.m.) approx.



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