

NO.7 ZEATH *at the Bay*

SEVEN ZEATH AT THE BAY

Nr Constantine Bay, PL28 8PJ

Newly completed, this contemporary 4-bedroom detached house forms part of this exclusive development close to Constantine Bay. Offering reverse style open plan living accommodation, Seven enjoys rolling countryside views with glimpses of the sea. Constructed by ModBox Developments Ltd and finished to the highest standard with attractive render and timber exteriors and light filled, spacious accommodation throughout. The property benefits from a first-floor balcony and private resin driveway for two vehicles with EV charger.

- 4 double bedrooms, 2 bathrooms (1 en-suite), separate WC.
- Vaulted open plan kitchen dining and sitting room with sliding doors to the balcony.
- Covered balcony with far reaching sea views across open countryside.
- Includes high specification fixtures and fittings.
- Newly built and now available as a holiday let with holidaycottages.co.uk.
- Walking distance to Constantine Bay and Trevoze Golf Club via a nearby footpath.
- In all approximately 162.4 sq m/ 1747.5 sq ft

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 £1.2M

FREEHOLD (holiday use).





THE PROPERTY

This contemporary holiday home has only just been completed and is situated in the residential hamlet of St Merryn, on the outskirts of Constantine Bay and Padstow. Constructed by ModBox Developments Ltd. with excellent attention to detail, the property enjoys modern and luxurious finishes and high-quality fixtures and fittings. Arranged over two floors with reverse style accommodation, the property has four well-proportioned bedrooms (one with an en-suite) and a further family bathroom. A utility room and WC completes the ground floor. Upstairs, the spacious open plan kitchen, dining and sitting room has beautiful, vaulted ceilings and is flooded with natural light from striking apex window and sliding doors leading onto the private balcony overlooking the countryside with glimpses of the sea.

ACCOMMODATION

Ground Floor Double Height Entrance Hall | Principal bedroom with en-suite shower room | Three further double bedrooms | A family bathroom | Utility area leading to a WC | Externally accessed store and plant room

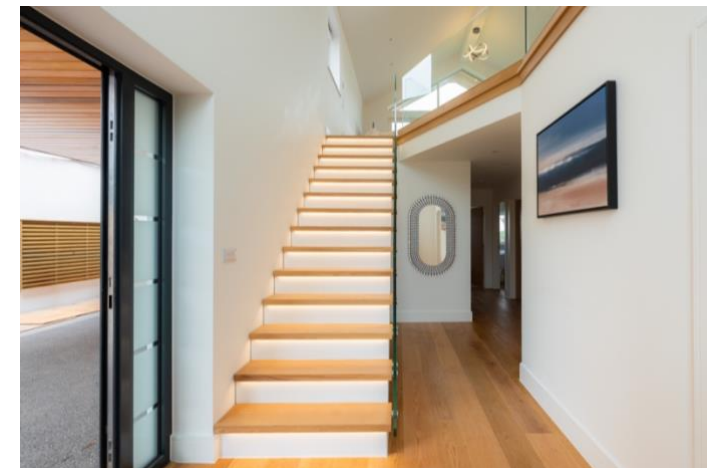
First Floor Open plan kitchen, dining and sitting room with vaulted ceilings, a striking Apex window and Velux roof lights | Large rear terrace with glass balustrade and countryside views.

OUTSIDE

Situated at the far end of the Zeath at the Bay development, Seven enjoys a peaceful position. The property has carport and resin driveway parking for two cars with coastal planting and a secure, enclosed dog friendly rear garden.

SERVICES

Mains water and electricity. Private drainage via sewage treatment plant. Air source underfloor heating. EV charger.



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 just across the Camel Estuary at Rock.



Constantine Bay

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!
- ✓ Soon to be furnished with contents available via separate negotiation
- ✓ Holiday let through **holidaycottages.co.uk** (part of the Travel Chapter group) to include all forward bookings
- ✓ Exclusive landscaped development of just 10 contemporary homes with sea facing terraces and gardens
- ✓ Energy-efficient construction by established developers ModBox Developments Ltd.
- ✓ Versatile use as a second home or holiday letting investment
- ✓ Exceptional coastal lifestyle with year-round leisure activities on your doorstep.
- ✓ Opportunity to create lasting family memories





Padstow

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.

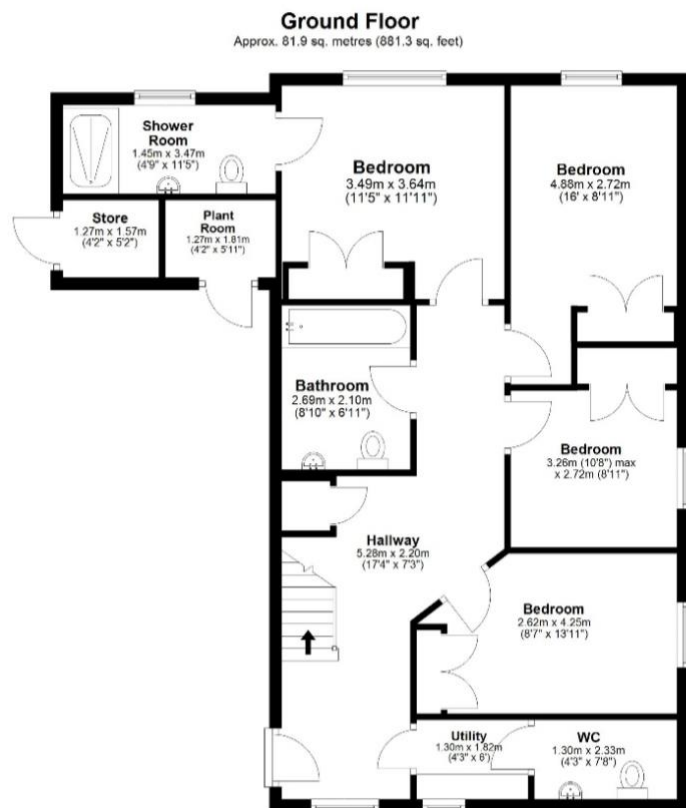
Benefits of Ownership

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 Seven 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. Existing properties Ten and Five already have proven holiday letting and strong occupancy for 2026 with letting agents [holidaycottages.co.uk](https://www.holidaycottages.co.uk). They are predicting similar levels of holiday letting income for Seven, which will contribute towards the running costs of the property and help to offset ownership expenses – giving owners complete peace of mind whilst maximising the potential of your investment.



First Floor
Approx. 80.5 sq. metres (866.3 sq. feet)



Total area: approx. 162.4 sq. metres (1747.5 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.

