

Mulburries



Harlyn Bay, Padstow, PL28 8SB

Guide price £675,000



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- Fully renovated four-bedroom coastal home
- Approx. 1,299 sq ft of accommodation over two floors
- Open-plan living with modern kitchen/breakfast area
- Three bathrooms and separate utility space
- Private balcony with additional reception area
- Two dedicated parking spaces
- Outdoor shower – ideal for surfers and dog walkers
- Just 200m from Harlyn Bay beach, close to Padstow and Trevoze Golf Club



Situated in the sought-after coastal hamlet of Harlyn Bay, this beautifully renovated four-bedroom property offers stylish seaside living just moments from the beach. Ideal as a main home, holiday retreat or investment, the property combines contemporary interiors with a superb coastal setting.

The accommodation extends to approximately 1,299 sq ft and is arranged over two floors. The ground floor features a spacious open-plan living area flowing into a modern kitchen/breakfast space, creating a bright and sociable hub. There are two



double bedrooms, a family bathroom, utility area and additional storage on this level.

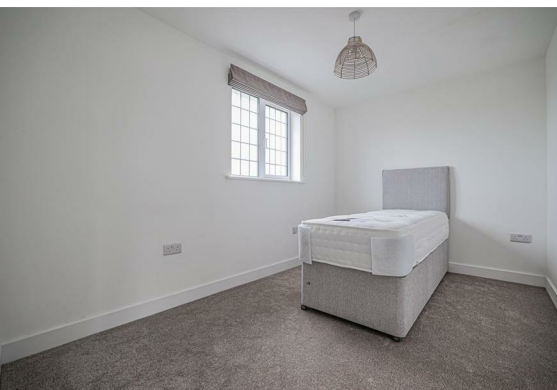
Upstairs, a light-filled reception area opens onto a private balcony, providing a relaxing additional living space. Two further bedrooms and bathrooms offer flexible accommodation, ideal for family and guests.

Externally, the property benefits from two dedicated parking spaces and an outdoor shower, perfect for surfers, beachgoers and dog walkers.

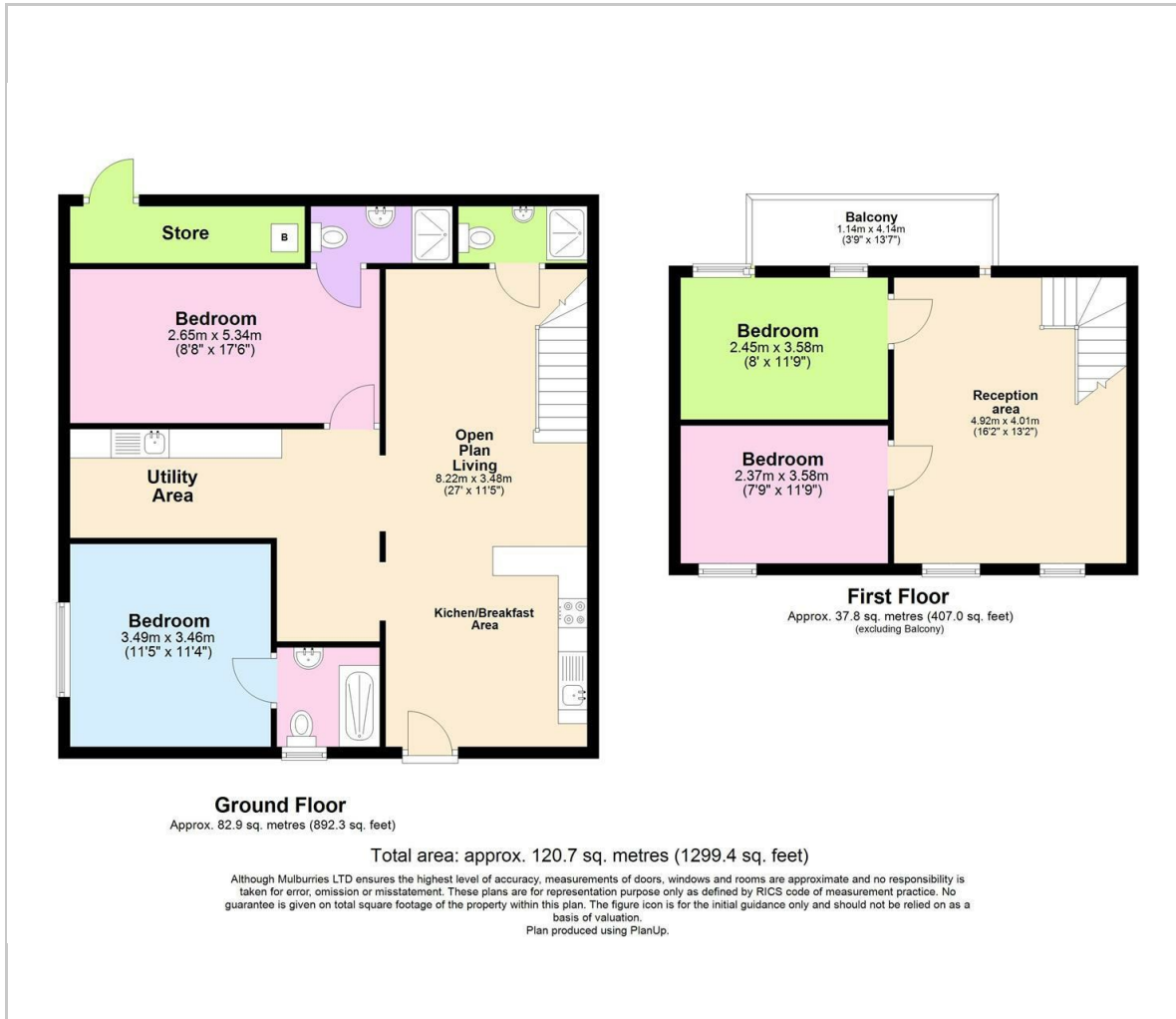
Harlyn Bay is renowned for its beautiful sandy, dog-friendly beach and is ideally located just 3 miles from Padstow, famous for its harbour, restaurants and shops. Trevoze Golf Club is approximately 1 mile away, while St Merryn (1 mile) offers a range of amenities including a shop, school, doctors and eateries.

The property is within 200 metres of the beach, with Trevone, Treyarnon and Constantine Bay all within a short drive. Bus links are close by, Newquay Airport is 9 miles away and Bodmin Parkway 21 miles.

A superb opportunity to acquire a high-quality coastal home in a prime location.



Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Viewing

Please contact our Mulburries Office on 01442 732362 if you wish to arrange a viewing appointment for this property or require further information.

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