

CORNWALL ESTATES

PADSTOW



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THE WIGWAM, HARLYN BAY, PL28 8SB

£4,000,000

- ONCE IN A LIFETIME OPPORTUNITY
- BEACH FRONT PROPERTY
- DIRECT BEACH ACCESS
- UNINTERRUPTED VIEWS
- DETACHED 3 BEDROOM BUNGALOW
- GENEROUS GARDENS & PARKING



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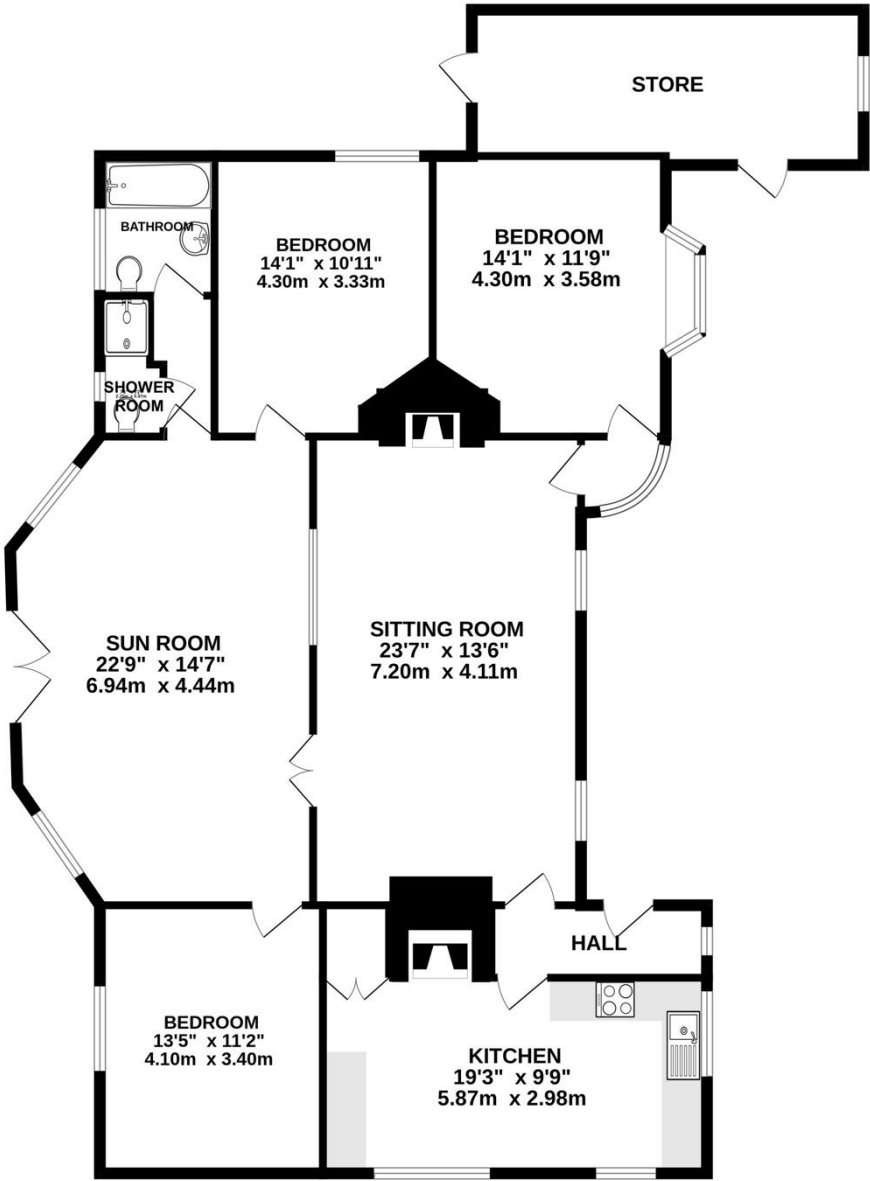
PADSTOW

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		42 E
21-38	F	27 F	
1-20	G		

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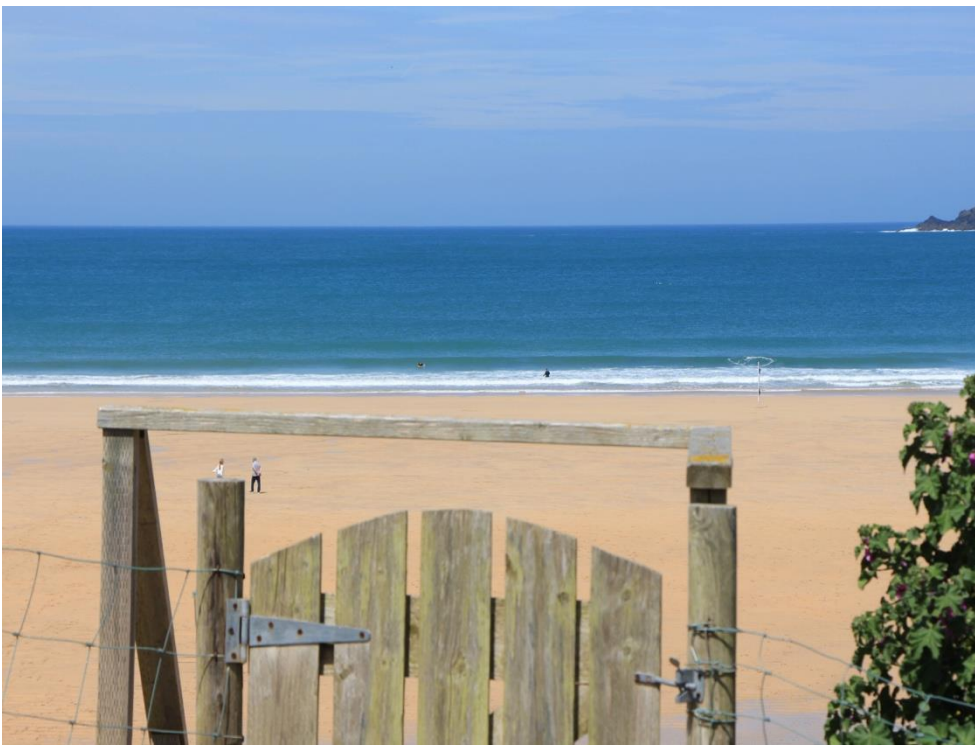
GROUND FLOOR
1579 sq.ft. (146.7 sq.m.) approx.



TOTAL FLOOR AREA : 1579 sq.ft. (146.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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.

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The Wigwam stands in one of North Cornwall's most sought-after positions, directly fronting the gold arc of sand of Harlyn Bay. This is not a property that merely enjoys a sea view, it inhabits the shoreline itself, with the gardens rolling into the sand dunes and onto the beach below. Where the Wigwam ends, the Atlantic begins.

This superb bungalow enjoys an impressive frontage, with ample parking for multiple cars and a large lawned area separating the house from the beach road. Once inside, it really is all about the views to the rear, as this is where the home becomes incredibly special. The entrance hall opens into the principal living area, a generous sitting room with warm wood floors and a tall, beamed ceiling which creates the feeling of being in the upturned hull of a boat. This room is at once cosy and capacious, with ample room to gather around the open fire when the Cornish weather is wild. Wide French doors open into an incredible sunroom which stretches across the rear of the home and doubles the living space, this is where life at The Wigwam will happen. It is easy to picture family times in here, as whatever the weather, the uninterrupted views of the ocean provide the most incredible backdrop to your days. This lovely space is bookended by two double bedrooms, one of which has the same inspiring ocean views, and a full family bathroom as well as an additional shower room.

The kitchen diner sits to the side of the home and is accessed from the main hallway. This bright and charming room has the same feature ceiling as the sitting room, and a large, recessed hearth with a wood burning stove. The home's third bedroom is accessed through the sitting room, via a curved, windowed hallway and is a very spacious twin room with views of the front lawn. To the rear, the sunroom gives way to a curved patio area and onto a sweeping lawn with uninterrupted views of the ocean. Follow the steps down to the sand, and you're on one of North Cornwall's most treasured beaches, a wide, sheltered crescent of sand renowned for calmer waters and the bluest of seas.

Harlyn Bay itself is a favourite with families, surfers, and dog walkers who love the bay and all it has to offer. Sheltered by headlands on both sides, Harlyn Bay has its own surf school and several beach cafés and sits just four miles from Padstow, Cornwall's most celebrated food town, where all major amenities can be found.

Whilst the Wigwam can be enjoyed as it stands, its potential is truly exceptional. Beachside plots of this size rarely come to market, and this incredible property offers the chance to create a dream coastal retreat on one of Cornwall's most beautiful beaches.

MATERIAL INFORMATION

Freehold tenure. Council tax band F. EPC F. Superfast broadband available. Mobile reception varies. Mains water, mains electricity, oil fired central heating, septic tank drainage. Traditional construction, cavity wall, pitched roof, double glazing. Situated within an area of outstanding natural beauty.













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