



Trevoyne
HARLYN BAY



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ESTATE AGENTS



- **Located in Highly Desirable Harlyn Bay**
- **Approximately 200 Yards from the Sand & Surf**
- **Far Reaching Sea & Coastal Views**
- **Substantial Detached Modern House of over 2,260 Square Feet**
- **Four Double Bedrooms/Two En-Suite**
- **Reverse Living Accommodation with Two Balconies**
- **Large Private Rear Gardens**
- **Ample Off Road Driveway Parking & Integral Garage**

Superbly positioned less than 200 yards from the golden sands of Harlyn Bay, Trevoyne is a substantial and beautifully presented four double bedroom detached coastal home, offering more than 2,260 sq ft of generously proportioned, reverse-level accommodation together with wonderful views across the North Cornish coastline.

Homes within Polmark Drive are rarely available, making Trevoyne an exciting opportunity to acquire a substantial beachside property in this peaceful private cul-de-sac, just moments from the water's edge.

Designed to take full advantage of its coastal setting, the principal living accommodation occupies the first floor. A superb triple-aspect sitting room is flooded with natural light and opens onto its own balcony, while

the separate dining room provides a second generous reception space.

The contemporary kitchen is comprehensively fitted with a range of integrated appliances, while a spacious double bedroom and modern shower room complete the accommodation on this level. Two balconies serve the first floor, with the rear balcony providing a particularly impressive vantage point from which to enjoy far-reaching views towards the sea and surrounding coastline.

The ground floor provides three further double bedrooms, each with built-in wardrobes and two benefiting from contemporary en-suite shower rooms. A large family bathroom, separate utility room and substantial integral garage complete the well-planned ground floor accommodation.

Externally, Trevoynne presents an attractive combination of traditional construction and contemporary coastal styling, with white rendered elevations beneath a tiled roof complemented by modern grey UPVC double-glazed windows and doors.

The rear garden is predominantly laid to lawn with established boundaries and a generous wraparound paved terrace, creating plenty of space for outdoor dining and entertaining. Gated access

Trevoynne, 1 Polmark Drive Harlyn Bay, PL28 8PD £1,700,000 guide



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extends along both sides of the house, while to the front a broad driveway provides ample off-road parking and access to the integral garage.

Combining substantial accommodation, generous gardens, sea and coastal views and an exceptional position less than 200 yards from the beach, Trevoyne represents a rare opportunity to secure a significant home in one of North Cornwall's most sought-after coastal settings.

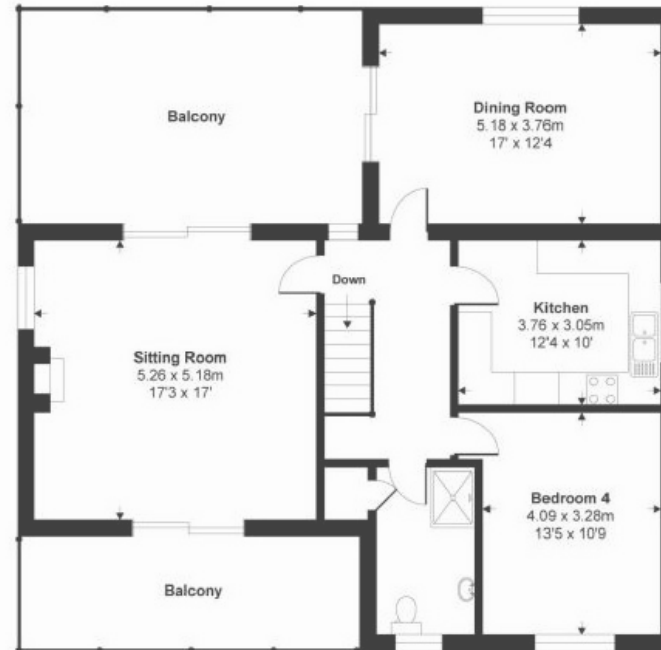
Services to the property include mains electricity and water, LP gas and private drainage. EPC rating E. Council tax band deleted. Ofcom indicate superfast broadband availability. Ofcom indicate limited 4G connectivity.

One of the seven bays on the North Coast of Cornwall, Harlyn Bay is a highly regarded coastal area of outstanding natural beauty with a beautiful stretch of golden sand, known for safe bathing and excellent surfing conditions. Explore the many rock pools and wonderful cliff top walks along the adjacent south west coastal paths which lead to both Padstow and Constantine Bay. The bay is surrounded by rugged cliffs and offers breathtaking scenery and clean, clear waters.

TOTAL APPROX FLOOR AREA 2267 SQ.FT. (210.6 SQ.M)



GROUND FLOOR



FIRST FLOOR

For food lovers, the local dining scene is nothing short of extraordinary. Rick Stein's esteemed Seafood Restaurant, Paul Ainsworth's Michelin-starred No.6, and the cool seafood bar Prawn On The Lawn in upmarket Padstow are just a few miles away. The revered Pig at Harlyn, an exquisitely restored 15th Century Manor House and restaurant, is located within a short stroll of Trevoyne along with The Beach Box Café and Big Pans Café down on the beach itself. Of further benefit to Harlyn Bay is the hotly anticipated new farm shop, restaurant and taproom on the site of the former Harlyn Inn. The Championship Golf Course of Trevose in nearby Constantine Bay ranks as one of the top links courses in the British Isles, also offering tennis and padel court facilities.

To find Trevoyne, follow the B3276 coast road out of Padstow towards Trevone and Harlyn, taking signs to Newquay. Follow this road for approximately one mile before turning right signposted to Harlyn Bay. Follow the lane down past the beach at Harlyn and head over the bridge. Polmark Drive can be found along on the left hand side with Trevoyne the first property on the left. The postcode is PL28 8PD. What3words: mainly.sushi.grudges