

4 THE SANDS TREBETHERICK



JB ESTATES

EST.  1971

4 THE SANDS

Francis Road, Trebetherick, PL27 6TR

Ideally positioned in the heart of Trebetherick, just a short stroll from the golden sands of Polzeath Beach, the calm waters of Daymer Bay and the village amenities, 4 The Sands is a superb contemporary four-bedroom detached home designed for effortless coastal living. At its heart is a light-filled open-plan living space, with doors opening onto a secluded rear garden, creating a seamless connection between indoor and outdoor living. A separate snug provides a peaceful retreat and opens onto a private patio terrace, offering additional space to relax and entertain. EPC Band C.

- Open plan living/kitchen/dining room with log burner and full height glazed doors opening out to an enclosed garden.
- Low-maintenance terraces, secluded garden with a covered jacuzzi.
- Separate TV snug with patio doors to the enclosed front patio.
- Four bedrooms - the main bedroom enjoys a large apex window and en-suite bathroom.
- Driveway parking for two vehicles.
- Currently a successful holiday let with The Point at Polzeath, with contents available by separate negotiation.
- In all approx. 1409.2 sq.ft (130.9 sq.m)

Polzeath Beach less than 1 mile, Rock 2 miles, Port Isaac 7 miles, Wadebridge 7 miles, Bodmin Parkway Train Station 17 miles, Newquay Airport 19 miles - all distances approximate

Viewings by appointment only

Guide Price: £895,000

FREEHOLD



All images © The Point at Polzeath





THE PROPERTY:

With some of North Cornwall's best beaches on your doorstep, 4 The Sands is an ideal coastal contemporary four-bedroom detached home finished to a high standard throughout. The light-filled interior has a spacious L-shaped open-plan kitchen, dining and living room with full-height sliding doors opening onto the generous rear garden, while a separate snug provides additional living space. Upstairs, there are four bedrooms, including a principal en-suite, and a family bathroom. Currently a successful holiday let, the property is ideally suited as a coastal home or investment.

THE ACCOMMODATION:

GROUND FLOOR: Entrance hall | Open-plan living/kitchen/dining room with a log burner and sliding doors to garden | TV snug room with sliding doors to front | Shower room

FIRST FLOOR: Principal double bedroom with en suite shower room | Two Double bedrooms | Bunk bedroom | Family bathroom

SERVICES:

Mains electricity, water and drainage. Air source central heating.

OUTSIDE:

Private block paved driveway parking for two vehicles to the front with a small lawn and a southwest facing enclosed patio providing space for relaxing al-fresco in the afternoon sunshine. The low maintenance rear garden is completely enclosed and benefits from a patio area with a hot tub, low-maintenance astrof-turf and outside storage.



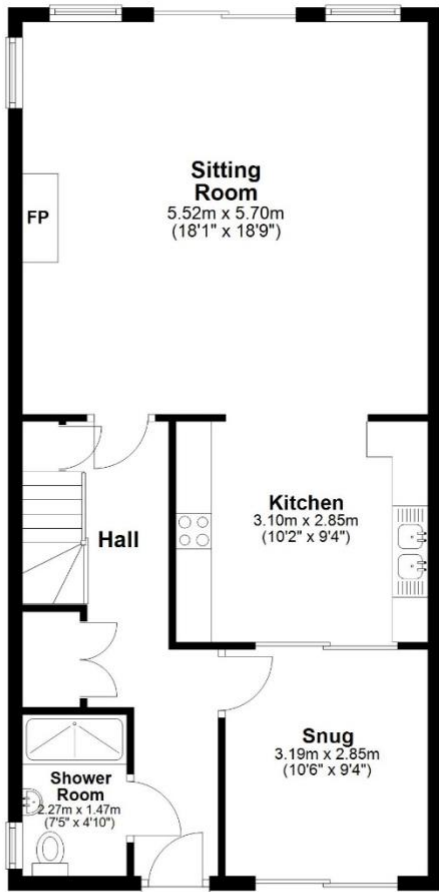


LOCATION:

Trebetherick is considered one of the most sought-after areas in North Cornwall, famous for its mild climate and superb situation at the mouth of the river Camel on the beautiful Cornish coast. Scenic walking country, easy access to a choice of several fine beaches and St Enodoc Golf Club's challenging Church Course are just a few of the local activities on offer. Most everyday shopping requirements can be met within the village or at nearby Rock, but Wadebridge, with its town amenities, is only seven miles distant. The mainline railway station is at Bodmin Parkway, approximately 15 miles away and Newquay airport (direct daily air flights to London) is approximately 20 miles.

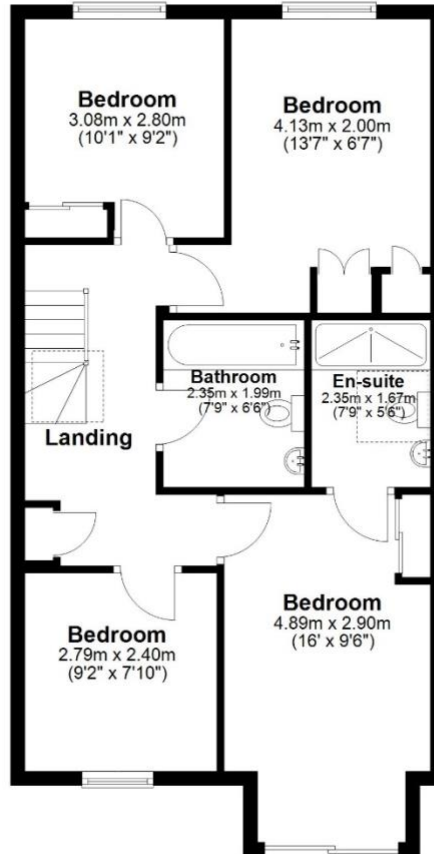
Ground Floor

Approx. 68.5 sq. metres (737.5 sq. feet)



First Floor

Approx. 62.4 sq. metres (671.7 sq. feet)



Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2024



JB ESTATES

EST. 1971

Pavilion Building, Rock, Cornwall PL27 6JU
01208 862601
sales@johnbrayestates.co.uk
www.johnbrayestates.co.uk

IMPORTANT NOTICE John Bray Estates have prepared these details as a brief description of the property as they know it. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It can not be assumed that the property has all necessary planning, building regulation, other consents or clear title and John Bray Estates will not have tested any services, equipment or facilities. No responsibility is taken for any travelling expenses incurred should the property prove to be inaccurately described or withdrawn. A buyer is advised to obtain verification on all matters from their solicitor.