

TEN ZEATH
at the Bay



NO.10 ZEATH AT THE BAY

Nr Constantine Bay, PL28 8PJ

£50,000 FURNITURE PACKAGE INCLUDED*

This spacious 4-bedroom detached house offers well-proportioned accommodation with far reaching sea views across open Cornish countryside. This exclusive Mod Box development lies within easy reach of Constantine Bay and No 10 has been newly renovated to a very high standard throughout. Featuring an attractive render and timber exterior, this contemporary property benefits from a landscaped front garden, enclosed rear garden and private block parking for two vehicles.

- 4 double bedrooms, 3 bathrooms (2 en-suite), separate W/C.
- High specification fixtures and fittings.
- Open plan kitchen dining with French doors opening on to the deck and garden.
- Separate sitting room with patio doors to the garden.
- Walking distance to Constantine Bay and Trevoze Golf Club via a nearby footpath.
- In all approximately 160 sq m (1,730 sq. ft) EPC Band D.

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: £1,200,000

FREEHOLD (Unrestricted).

Management company to be set up for the development to maintain communal areas.





THE PROPERTY

This stylish four-bedroom detached house is situated in the residential hamlet of Towan, just on the outskirts of Constantine Bay. Completely renovated throughout by ModBox Developments Ltd. with exceptional attention to detail, the property enjoys light and airy interiors with high quality fixtures and fittings. An ensuite bedroom on the ground floor, provides flexible living that would suit either as a home office, guest room or for elderly family members. The property has engineered oak floors that run throughout the open plan kitchen/dining room with patio doors leading to the enclosed, private rear garden and raised deck. A separate generous sitting room also has double doors out to the garden allowing the fresh Cornish Sea air to flood in. A utility room and WC completes the ground floor. Upstairs, the principal bedroom has dual aspect windows and an en-suite. Two further well-proportioned bedrooms share a modern family bathroom (one enjoys a Juliet balcony with far-reaching sea views).

CONTENTS *No Ten includes a £50,000 furniture package within the sale.

ACCOMMODATION

Ground Floor: Entrance Hall | Open plan kitchen dining with an island unit, Siemens appliances and patio doors to the garden | Utility room | W.C | Storage cupboard. Separate sitting room with doors to the garden | Ground floor ensuite bedroom.

First Floor: Principal dual aspect bedroom with en-suite bathroom and fitted wardrobes | Dual aspect double bedroom with Juliet Balcony | Double bedroom | Family bathroom.

OUTSIDE

Set on a sizeable plot and situated in a prominent position within the development, No. Ten At enjoys a block paved parking area for two vehicles with a stylish landscaped garden, and small lawn with coastal planting. To the rear of the property, there is an enclosed lawned garden, and raised sun deck surrounded by slatted fencing.

SERVICES

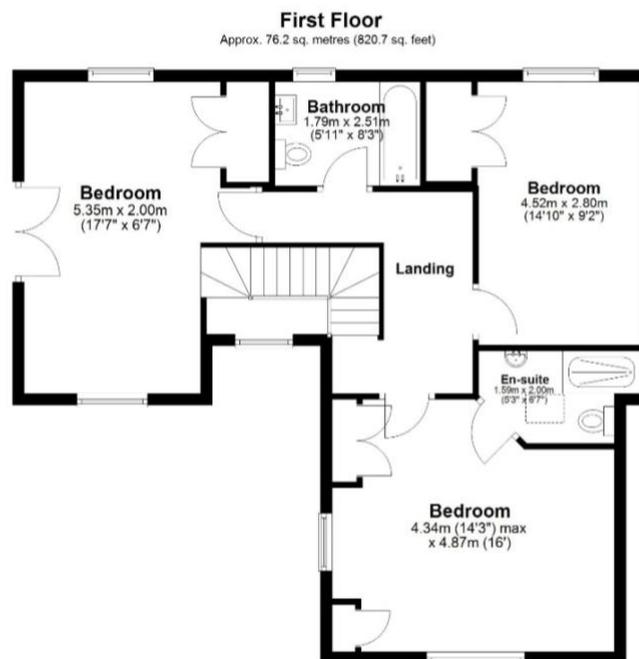
Mains water and electricity. Private drainage via sewage treatment plant. LPG Gas central heating with wall mounted radiators.



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 rock 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 situated across the Camel Estuary at Rock.





Total area: approx. 160.8 sq. metres (1730.6 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.

