



STAGS

Trevoyne

Trevoyne

1 Polmark Drive, Harlyn Bay, Padstow, PL28 8PD

Harlyn beach 200 metres Padstow 2.8 miles Wadebridge 9.4 miles

- 4 Double Bedrooms
- 2 Reception Rooms with Views
- 3 Shower Rooms & 1 Bathroom
- 2 First Floor Roof Terraces
- Parking for Numerous Vehicles
- Double Garage
- Stunning Views Over Harlyn Bay
- Less than 200 metres From The Beach

Guide price £875,000

SITUATION

This spacious family property is located less than 200 metres from the stunning sandy beach of Harlyn Bay. The bay forms one of the beaches known as The Seven Sisters which runs between Porthcothan Bay and Trevone Bay. This set of beaches is linked by the South West Coastal Path and offers some of the most scenic coastline in the British Isles. Local amenities in Harlyn include the Harlyn Inn and village shop catering for day to day needs. A more extensive range of amenities can be found in the picturesque town of Padstow which is 2.8 miles away and includes a number of fine restaurants, supermarket and other local amenities. From Padstow there is a regular pedestrian ferry service to the beaches of Daymer Bay, Polzeath and Rock. Access to the A30 can be gained at Bodmin which connects the cities of Truro and Exeter. At Exeter there is a superb range of shopping facilities, mainline railway station serving London Paddington and the Midlands and an international airport. Bodmin Parkway railway station is 20 miles from the property connecting to London Paddington via Plymouth. Newquay Airport is 9 miles to the south of the property which also provides a number of scheduled flights to both domestic and international destinations.

DESCRIPTION

The property is constructed of block cavity and render under a tiled roof and is currently configured with the reception areas on the first floor to take advantage of the stunning coastal views.



Spacious family home with wonderful coastal views, easy access to the beach and a proven rental income

ACCOMMODATION

The accommodation is clearly illustrated on the floorplan overleaf and briefly comprises; a front door with side casement window leading to a hallway with Karndean floor. On the ground floor there are 3 double bedrooms, 2 with en-suite shower rooms and an additional family bathroom with panel enclosed bath, low flush w/c and wash hand basin. There is a utility room with stainless steel sink, washing machine and a range of base and eye level units and access to the rear garden via a double glazed door. A door from the main hallway leads to an integral double garage 5.18m x 5.38m (17' x 17'8") with electric up and over door.

Stairs lead to the first floor, a further double bedroom and a separate shower room with corner shower, low flush w/c, wash hand basin and storage cupboard. There is access to the kitchen which comprises a range of base and eye level cupboards with a roll top worksurface and tiled splashback. There is a built-in oven and integrated electric hob, 1½ bowl sink, dishwasher and under counter fridge and freezer. The dining room benefits from double glazed sliding doors leading to the roof terrace. The sitting room is triple aspect taking full advantage of the stunning views with roof terraces to the front and rear with views of Harlyn Bay.

OUTSIDE

The property is approached via a tarmac drive with parking for numerous vehicles and access to the double garage. There is pedestrian access on both sides of the house leading to the rear garden which is mainly laid to lawn with raised beds and shrubs. The boundary is well fenced and bordered. The property extends in all to 0.2 acres (0.08 ha) or thereabouts.

SERVICES

Mains electricity and water, private drainage, LPG gas heating. Please note the agents have not inspected or tested these services.

VIEWINGS

Strictly by prior appointment with the vendor's appointed agents, Stags on 01208 222333.

DIRECTIONS

From Padstow head south along the B3276, passing the turning to Trevone and taking the right hand turning signposted Harlyn Bay. Continue down the hill to the beach crossing the stone bridge at the edge of the bay. Continue for approximately 200 metres where the property is located on the left hand side, identified by a Stags for sale board.

These particulars are a guide only and should not be relied upon for any purpose.



Stags
1 Eddystone Court, Wadebridge,
Cornwall, PL27 7FH
Tel: 01208 222333
wadebridge@stags.co.uk

