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**Jackie Stanley**  
 ESTATE AGENTS



Over 2300 Square Feet of Modern Accommodation  
 4/5 Double Bedrooms  
 Bespoke Kitchen/Dining Room  
 Two Further Reception Rooms  
 Landscaped & Low Maintenance Rear Garden  
 Ample Driveway Parking  
 Located Within 200 Yards of the Beach

**Newlands, Trevone**  
**£825,000**

This wonderfully contemporary detached family residence features bespoke and high specification fixtures and fittings and is conveniently situated within 200 yards of the stunning sandy beach at Trevone Bay.

For further information about this property please visit our office or call us on

**01841 532555**



Registered Office  
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 Registered in England 4991702

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Situated within just 200 yards of the stunning sandy beach at Trevone Bay is Newlands, a substantial 4/5 bedroom detached 3 storey residence of exemplary accommodation, thoughtful design and a highly contemporary finish. This wonderful property underwent a scheme of total refurbishment in 2010 and now provides a home of over 2300 square feet of light and airy rooms and high specification fixtures and fittings. Noteworthy features include engineered oak floors, stylishly fitted bathrooms, bespoke kitchen, UPVC double glazing, mains gas central heating, low maintenance external areas and some views to the sea.

The property features an impressively bespoke and spacious kitchen/diner with a contemporary hand built George Robinson fitted kitchen that incorporates an extensive range of integral appliances, a four oven AGA with six gas burners and a double Belfast ceramic sink topped with black granite work tops. Two sets of patio doors provide access to the large decked patio at the rear of the house and a delightful bay window to the front elevation provides excellent natural light.

This is complemented by two further reception rooms to the front of the property and a ground floor utility/wet room shower room to the side. At first floor level are four double bedrooms, two of which boast en-suite facilities and there is an additional family bathroom. On the second floor is a further double bedroom with en-suite shower room. Far reaching views of the sea and coastline can be enjoyed from the master bedroom and second floor bedroom as well as views to the beach.

To the rear of Newlands is a superbly landscaped, low maintenance and fully enclosed garden boasting an extensive area of decking that wraps around both sides of the house and across the back creating a wonderful space for al fresco dining. The decking steps down to an area of lawn and a sunken trampoline which the kids will love! The whole garden is bounded with timber fencing and established shrubs together with a built in garden store. To the front is a large block paved driveway with ample space for several vehicles and gated access around the side of the building. Services to the property include mains electricity, water, gas and drainage.

Suitable as both a permanent family home and as a holiday home with excellent letting potential, Jackie Stanley strongly recommend viewing at the earliest opportunity to fully appreciate the quality of accommodation on offer and the convenient proximity to the beach.

Trevone Bay is a highly popular coastal village and an area designated for its outstanding natural beauty with a beautiful sandy beach and magnificent coastal footpath which enjoys stunning and breathtaking coastal walks along the North Cornish coastline. The highly regarded Farm Shop supplies an extensive range of fresh high quality local produce and there is a superb café/restaurant right on the beach. Life guards are present throughout the main holiday season and there is a separate slate beach which is great for children to go rock pooling. The historic and picturesque fishing town of Padstow is within two miles and offers an abundance of cafes, public houses and restaurants, none more so than Paul Ainsworth's Michelin starred No.6 and of course Rick Steins esteemed Seafood restaurant.

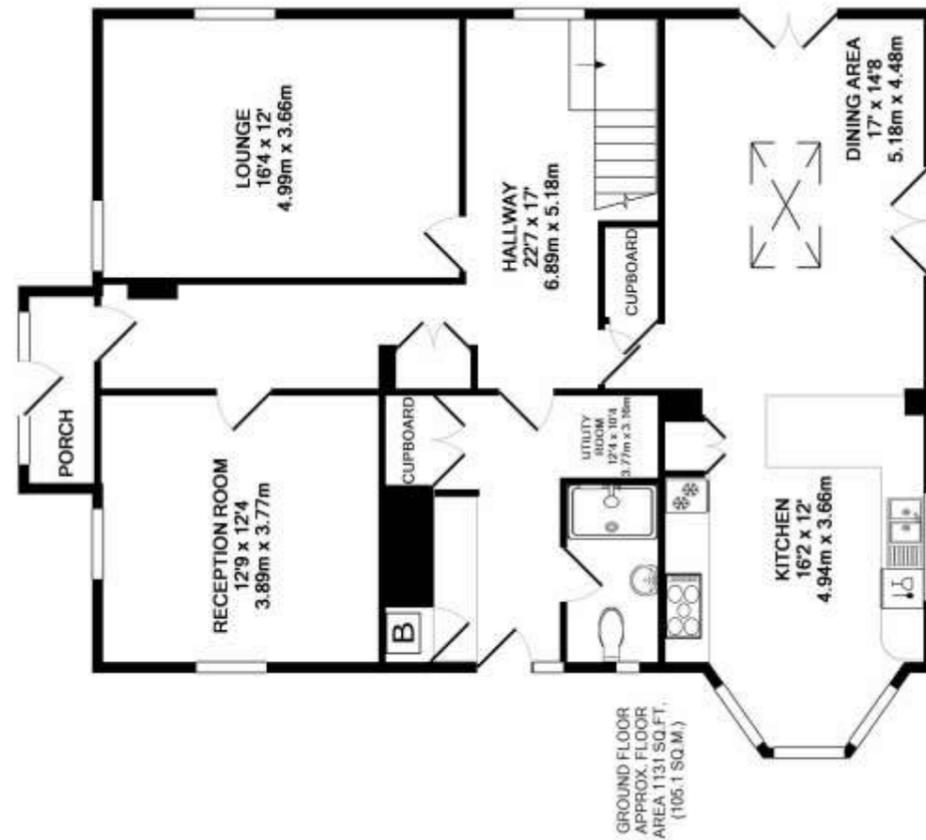
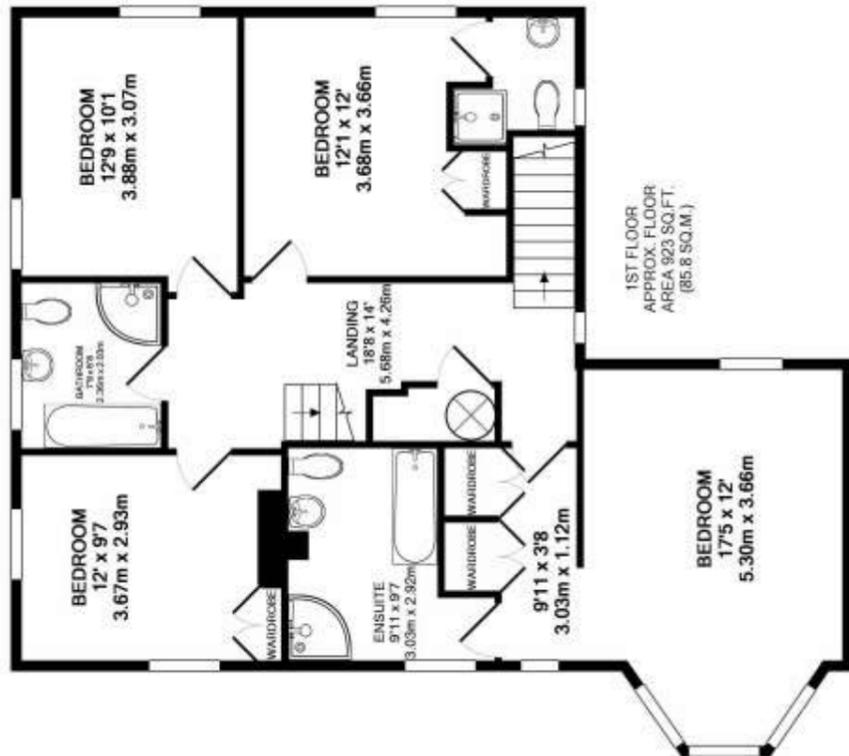
To Find Newlands, follow the B3276 coast road out of Padstow towards Trevone following signs to Newquay. Follow this road for just over half a mile and then turn right at signs for Trevone. Follow the lane all the way down towards the beach and Newlands can be found along on the left hand side 200 yards before the beach. The postcode for satellite navigation is PL28 8QX.

For further information about this property please visit our office or call us on

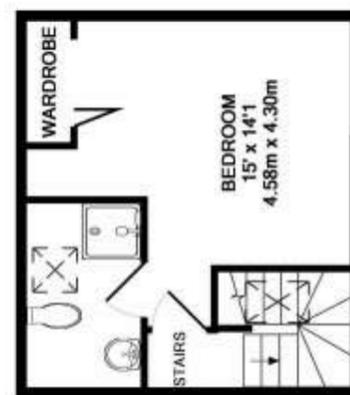
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For clarification, we wish to inform potential purchasers that these particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. No service or appliance has been tested and all measurements are approximate. Floorplans are not to scale and are for illustrative purposes only. Please note that some photographs are taken with a wide-angle lens. Viewing strictly by appointment only.



TOTAL APPROX. FLOOR AREA 2309 SQ.FT. (214.5 SQ.M.)



2ND FLOOR APPROX. FLOOR AREA 254 SQ.FT. (23.6 SQ.M.)