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Utterly Unique Dwelling of RIBA Award Winning Design
 Detached Bijoux Property
 Three Bedrooms Sleeping Five
 Light & Open Living/Dining/Kitchen Space
 Sunny Private Courtyard Garden
 Situated in a Quiet Picturesque Hamlet
 Just moments from the Spectacular Tidal Beach at Trebarwith Strand & South West Coast Path

Puffins, Treknow
£287,500

Situated in a picturesque hamlet just moments from the spectacular tidal beach at Trebarwith Strand is this three bedroom bijoux gem of a house, detached & utterly unique having won architectural & sustainable design awards.

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

01841 532555



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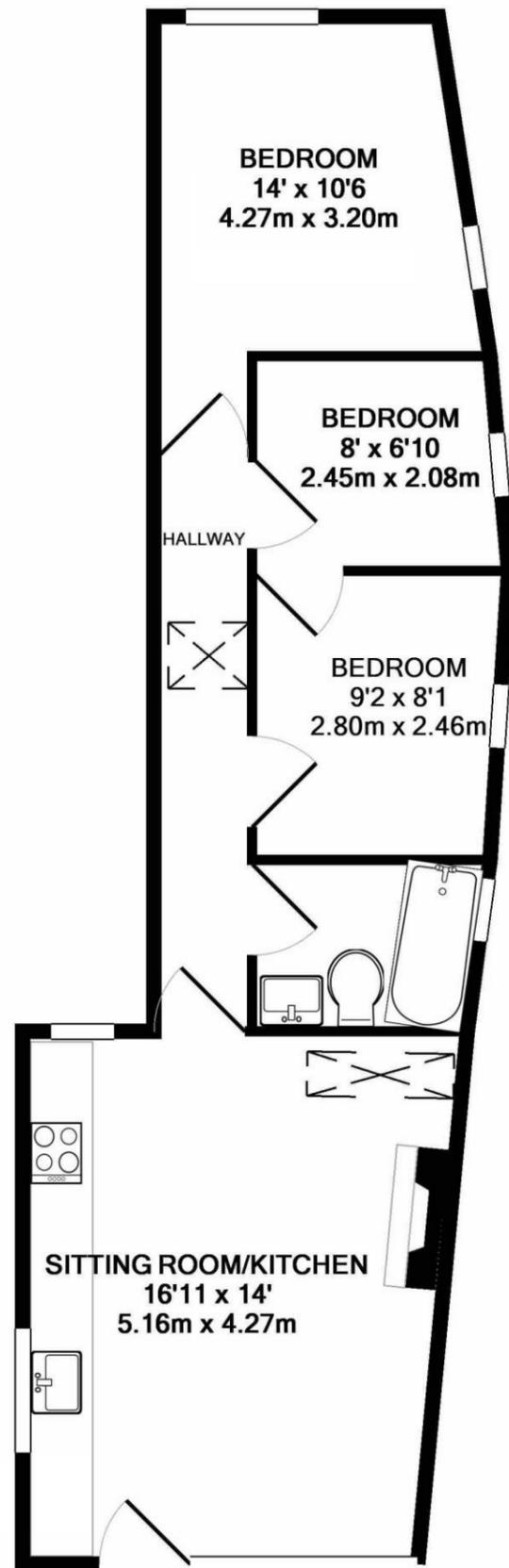
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TOTAL APPROX. FLOOR AREA 563 SQ.FT. (52.3 SQ.M.)

A mere ten minute walk or two minute drive from the spectacular tidal, surfing and year round dog-friendly beach at Trebarwith Strand is Puffins, a uniquely and intelligently designed detached three bedroom dwelling and winner of a RIBA award for its architectural and sustainable concept. Compact, bijoux and chic with a highly welcoming ambience, Puffins is located in a central position in the pretty hamlet of Treknaw. The property was built on the site of an old railway carriage and, interestingly, materials from that carriage were salvaged and incorporated into the finish. Currently successfully holiday let, Puffins is the perfect investment or second home property and something just that little bit different!

The comfortable open plan living room/kitchen/dining area forms the heart of the property with vaulted ceilings which has access directly onto an enclosed terrace through a full length glass wall - which is also the entrance to the property. This glass wall allows light to flood into the living space and illuminate the room. The main living accommodation is lovely and cosy with a polished concrete floor, wood burning stove for those colder months and a focal point to the room with dedicated spaces for a dining table and chairs, sofa, armchairs and occasional furniture. The kitchen has all the usual appliances which include an integral fridge, microwave, oven and hob, all redone within the past year. The stylish floor and wall cabinets and drawers are comprehensive with unique contrasting splashbacks.

Natural light streams into the light filled inner hallway beyond through varying shaped skylights. Three bedrooms and family bathroom make up the rest of the property with a secret cellar hidden beneath the hallway floor - great for additional storage. The largest of the bedrooms has a tall vaulted ceiling with the next two, a double and a single, adjoined by an interconnecting door and open built in loft storage areas accessible via fitted loft ladders from the old train carriage. The family bathroom, which has recently been updated, is crisp and stylish with brick fashion tiling and a clean white suite complete with a shower over a large bath for soaking and gorgeous traditional fixed waterfall shower head and taps.

The enclosed sunny terrace is extremely private with space enough for a table and chairs - perfect for al fresco dining or a BBQ. The chimenea will keep you warm during those cool Cornish nights and small alcoves with slate seats add interest and character. Puffins is conveniently located just a few minutes walk of the public footpath that adjoins the South West coast path where one can hike to Tintagel, Boscastle and Port Isaac. Services to the property include mains water, electricity and drainage.

We at Jackie Stanley love the clever design and bijoux nature of Puffins and highly recommend a viewing to fully appreciate this utterly unique property and what it has to offer. Sold with no onward chain.

Treknaw is a small and peaceful hamlet situated on the rugged North coast of Cornwall between the villages of Trebarwith Strand and Tintagel. The spectacular tidal beach at Trebarwith Strand is just a 10 minute walk through the valley via the several footpaths which is only 400 meters from the property. Popular with tourists throughout the year, Trebarwith provides several beach shops, two cafes and The Port William cliff top bar & restaurant with its staggering sea views including Gull Rock. There are beautiful cliff top walks either side of the valley with one direction leading to Tintagel and the other to Port Isaac. Further up the valley are lovely woodland walks and the popular Mill House pub and restaurant. A range of local amenities can be found in the neighbouring village of Tintagel offering a pharmacy, infant and primary schools, a selection of restaurants and public houses and a post office. The village is also famed for its links to the legend of King Arthur and is home to the castle ruins. For a more comprehensive range of shopping facilities, the towns of Wadebridge and Camelford are within easy reach by car.

To find Puffins, follow the A39 from Wadebridge signposted to Camelford. After approximately 9 miles, turn left onto the B3266 signposted to Boscastle and Tintagel. Follow the B3266 for approximately 2 miles and then turn left onto the B3314 signposted to Tintagel. After 300 yards, turn right onto the B3263 signposted to Trebarwith Strand and Tintagel. Follow this road for approximately four miles and then turn left signposted to Treknaw. Follow this lane for just under half a mile down into the village and Puffins can be found along on the right hand side. The postcode for satellite navigation is PL34 0EN.

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