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Homely & Deceptively Spacious Detached House
 Private & Elevated Position
 Four Bedrooms/Two Bathrooms
 Private & Established Front & Rear Gardens
 Integral Garage & Ample Off Road Parking
 Great Far Reaching Views to the Sea & Rural Inland
 Quiet Hamlet just moments from the Beach at Trebarwith Strand

Mabanta, Treknow
£395,000

Situated in a quiet hamlet just moments from the beach at Trebarwith Strand with far reaching views to the sea is this deceptively spacious four bedroom detached house with established front & rear gardens, integral garage & ample off road parking.

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

01841 532555



rightmove Zoopla.co.uk PrimeLocation.com



Registered Office
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Just a five minute drive or fifteen minute walk from the sandy, surfing and dog-friendly beach at Trebarwith Strand is Mabanta, a deceptively large and well presented four bedroom detached home situated in an elevated yet private position in the pretty hamlet of Treknow with some far reaching views to the sea and rural inland.

Standing at over 1800 square feet, the current owners have extended and sympathetically modernised the accommodation to offer four bedrooms - two ground floor double rooms with built in wardrobes, one single ground floor room and a first floor double room. Mabanta boasts lovely sea views from the lounge, front balcony and garden whilst to the rear the property is bordered by open fields.

The ground floor offers an open plan living room and dining area with a Cornish stone fireplace, serving hatch to the kitchen and space enough for a sofa, armchairs and a dining table and chairs. The room is full of natural light having a triple aspect – a large picture window to the front aspect frames the sea view perfectly. The kitchen is fitted with a comprehensive range of wooden fronted floor and wall cabinets and drawers complete with integral electric oven, hob and fridge. Beyond the kitchen and to the rear of the property is a conservatory/utility room with access to the rear garden. There is both a ground floor bathroom and a first floor shower room and plenty of storage on both floors too.

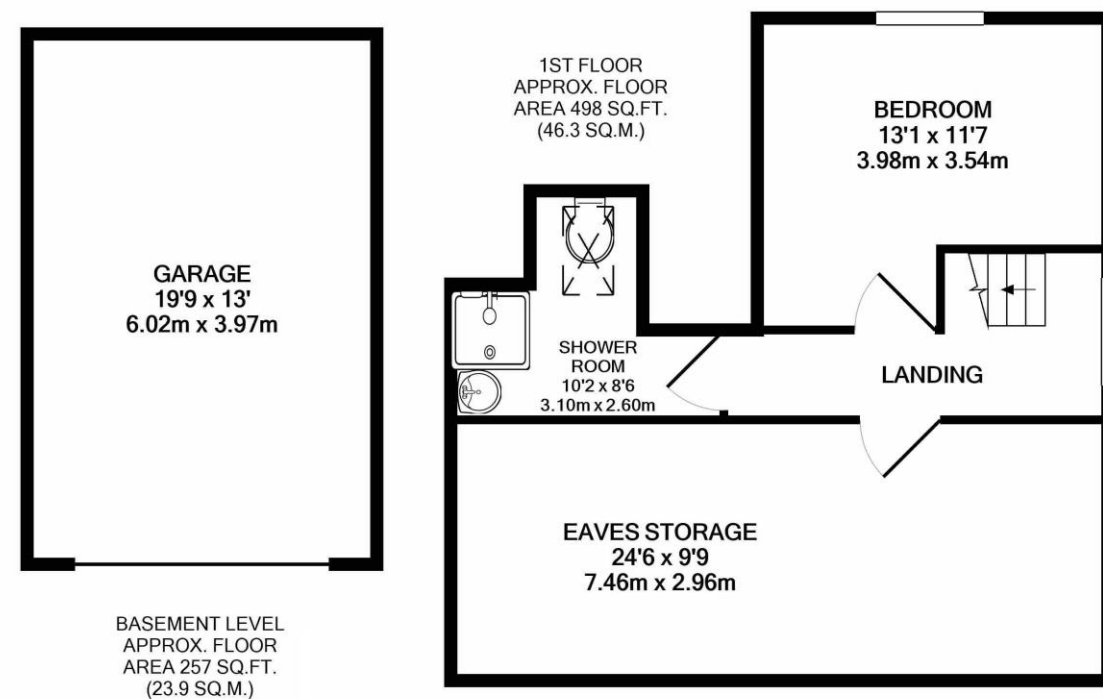
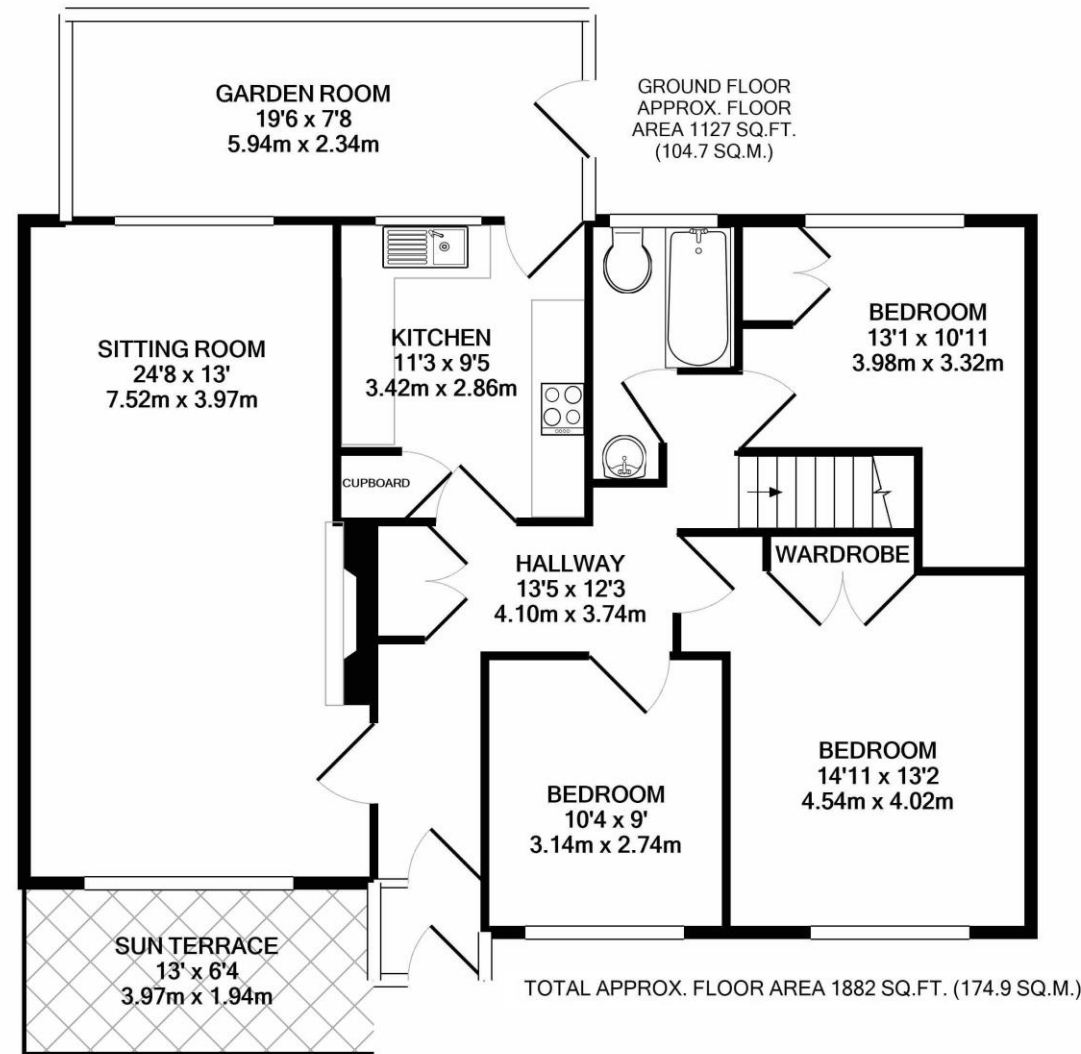
Outside, the large wrap-around garden has a lawn and raised terrace at the front with great far reaching sea views. To the rear is a lawned garden and patio ideal for alfresco dining, providing plenty of space for play and relaxation amongst the established shrubs and small trees. There is a driveway and additional parking area for approximately three vehicles and furthermore an integral garage to the lower ground floor with up and over door. Services to the property include mains water, electricity and drainage.

Treknow is a small and peaceful hamlet situated on the North coast of Cornwall between the villages of Trebarwith Strand and Tintagel. The stunning tidal beach at Trebarwith Strand is less than a 10 minute walk through the valley via the footpath close to the cottage which is 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. 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 Mabanta, 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 3 miles and then turn left signposted to Treknow. Follow this lane for just under half a mile and Mabanta can be found along on the right hand side with our for sale sign outside. The postcode for satellite navigation is PL34 0EW.

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BASEMENT LEVEL APPROX. FLOOR AREA 257 SQ.FT. (23.9 SQ.M.)

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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.