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Jackie Stanley
 ESTATE AGENTS



Elegant Holiday Cottage close to the Beach
 Two En-Suite Double Bedrooms
 Open Plan Split Level Living Accommodation
 Modern Equipped Kitchen
 Gas Fired Stove
 Enclosed Rear Garden & Allocated Parking
 Less than 350 Yards to the Spectacular Sandy Beach at Treyarnon

Eden, Treyarnon Bay
£495,000

This elegant & comfortable two double bedroom holiday cottage is tastefully presented with an open plan design, enclosed garden & parking, situated within Treyarnon Bay less than 350 yards walk from the spectacular beach.

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

01841 532555



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Registered Office
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VAT Registration No: 6759665 67
 Registered in England 4991702

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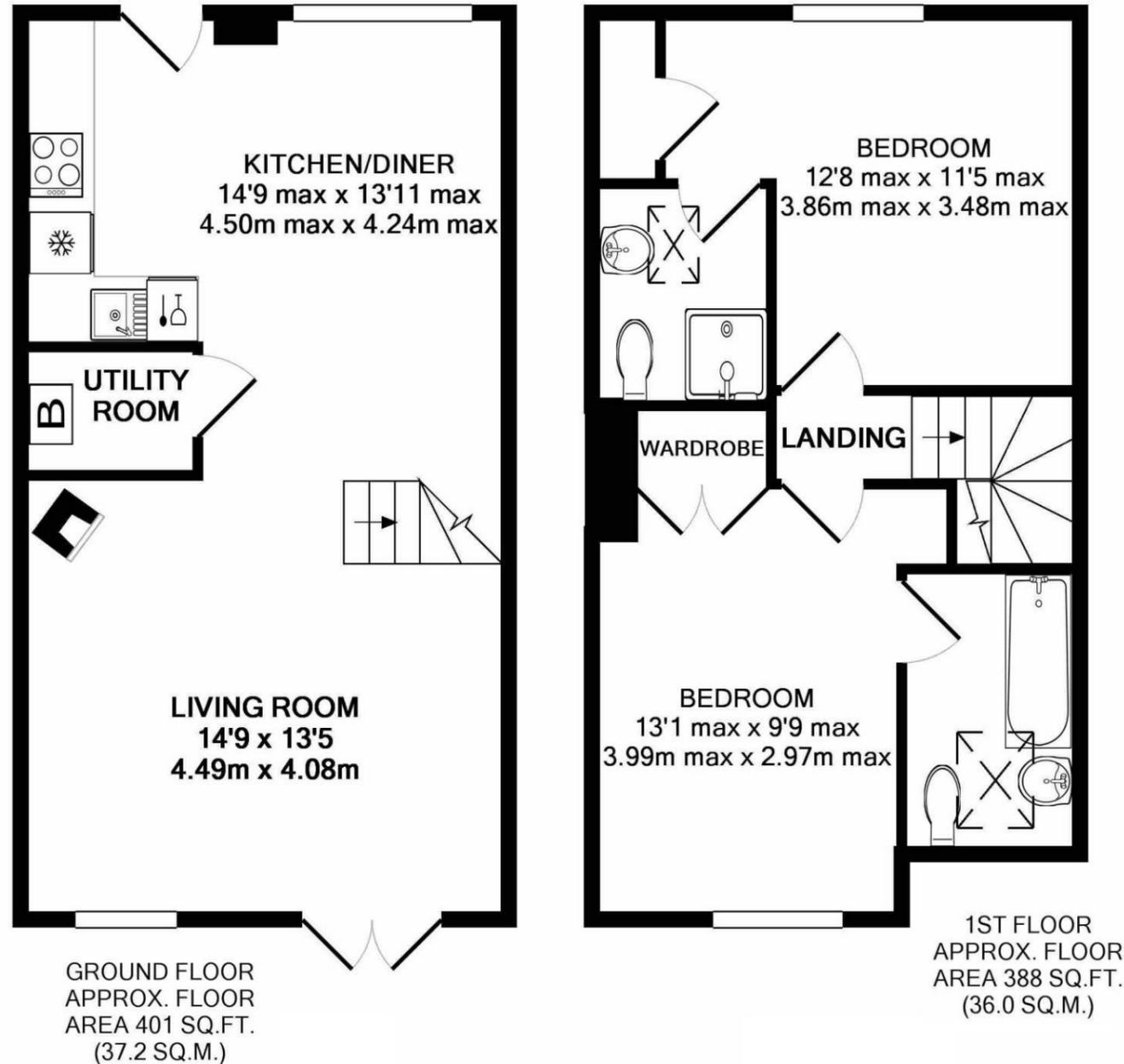
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TOTAL APPROX. FLOOR AREA 788 SQ.FT. (73.2 SQ.M.)



Eden is an elegant and tastefully presented holiday cottage which has been furnished and maintained to a high standard. This comfortable property is situated less than 350 yards walking distance from one of the most revered beaches on the North Cornish coast - Treyarnon Bay.

The ground floor living accommodation is largely open plan, split level with the room divided by a couple of steps up from the kitchen into the living room. The décor is neutral and ensures that Eden is bright and fresh while the tiled floor is contrasting and attractive.

To the front of the property is the well appointed kitchen, offering a range of light wood floor and wall cabinets and drawers and plenty of work surface. Integrated appliances include a stainless steel sink, electric oven, four ring gas hob, dishwasher, microwave and a fridge/freezer. There is a utility/boiler cupboard with a washing machine/dryer and additional storage space. A large bay window looks out over the driveway with ample space for a dining table and chairs.

The sitting room is tastefully furnished in a modern, comfortable style with a gas fired stove in the corner surrounded by a Cornish stone fireplace. There is ample space for sofas and occasional furniture while to the end of the room are French doors that open out onto the back garden, bringing the outside in. A turned flight of stairs leads from the sitting room to the first floor where there are two double bedrooms both with en-suites bathrooms and built in wardrobes. Each are stylishly fitted with crisp white sanitary ware, one of the en-suites having a thermostatic shower over the bath with the other having a shower enclosure.

Eden has its own private garden and patio to the rear, which has space for a table and chairs and is backed by open pasture. There is a great view of the sea from the front of the property from where you can hear the waves crashing in. There is parking to the front of the cottage as well as guest parking nearby.

Situated just a stone's throw from the spectacular beach at Treyarnon and privately tucked away behind Waterbeach House, Eden would make for a wonderful holiday home or rental property and we at Jackie Stanley highly recommend an internal viewing at ones earliest convenience. Please note that Eden cannot be used as a principal residence but can be occupied 365 days a year. The property is held on the remainder of 999 lease from 2003 and the annual maintenance charge is circa £1500 per annum. Services to the property include mains electricity and water, LP gas and private drainage.

Treyarnon Bay is a firm favourite with families with a stunningly large expanse of golden sand together with super rockpools for climbing, swimming and exploring. Renowned Constantine Bay is an easy walk away, across the flat headland north of Treyarnon. Constantine Bay is one of the most popular bays in North Cornwall, home to one of its finest and renowned surfing beaches as well as the championship golf course at Trevoze. There is the superb Constantine Bay Stores and surf shop nearby and St Merryn village is just one mile distant with a selection restaurants, shops and public houses. The historic and picturesque fishing town of Padstow is just four miles away and offers an extensive range of cafes, public houses and restaurants, none more so than Paul Ainsworth's Michelin starred No.6, cool seafood bar Prawn On The Lawn and of course Rick Steins esteemed Seafood restaurant.

To find Eden, leave Padstow and turn right onto the B3276 and follow the road for 3.7 miles driving through St Merryn. Turn right at signs to Treyarnon and follow this lane for approximately one mile to the centre of Treyarnon, following signs for Treyarnon Bay and the Youth Hostel. Driving towards the beach, turn right at the sign for The Waterbeach and Eden can be found behind The Waterbeach in a row of five cottages. The postcode for satellite navigation is PL28 8JW.

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