



Jackie Stanley
ESTATE AGENTS

Waterbeach Mews
TREYARNON BAY

- *Prestigious & Exclusive New Development of 5-6 Bed Bespoke Beach Houses*
- *200 Yards from the Golden Sands of Treyarnon Bay*
- *Three Uniquely Designed Substantial Dwellings of Exceptional Architectural Quality*
- *Stunning Beach & Sea Views*
- *Exceedingly High Contemporary Specification*
- *Roof Terraces, Balconies, Lawns & Patios*
- *Air Source Heating Systems & Electric Car charging Points*
- *Less Than a Mile to the Championship Golf Course at Trevose*
- *A Short Drive from Padstow's Historic Picturesque Harbour and Superb Restaurants*

Waterbeach Mews

Treyarnon Bay, PL28 8JR

Tregothnan £2,950,000

Tresco £3,150,000 under offer

Trerice £3,150,000

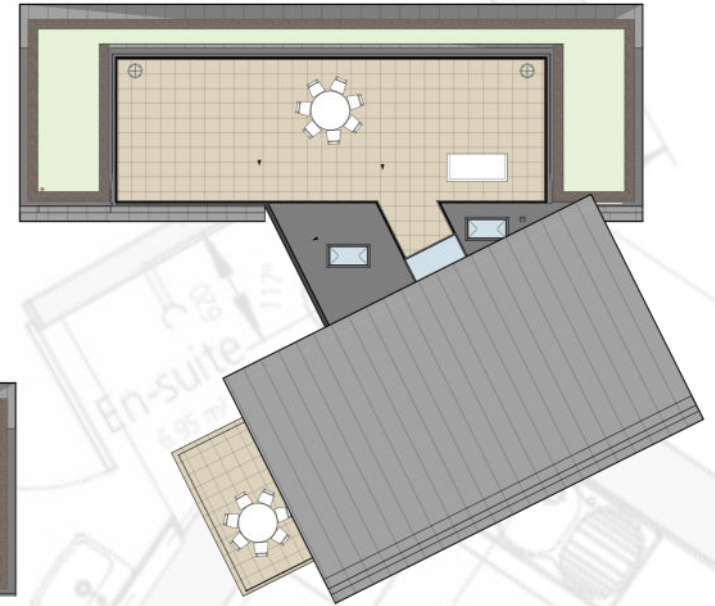


Tregothnan

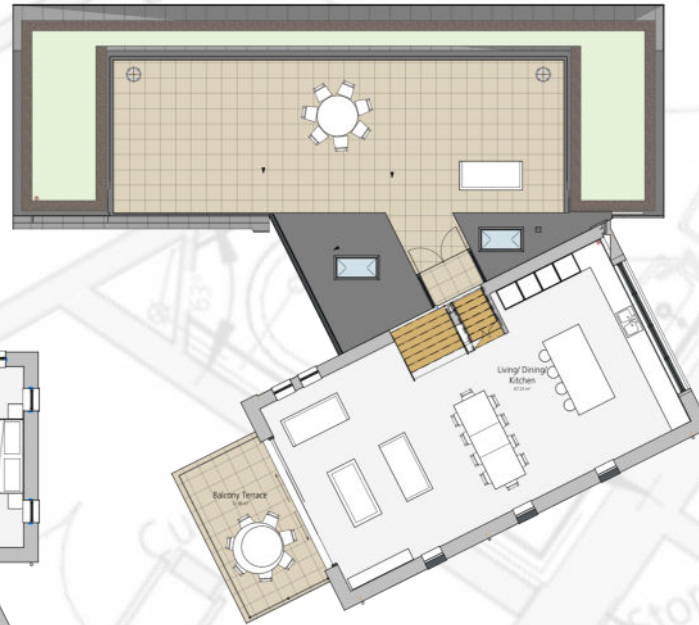
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TREGOTHNAN ROOF PLAN



TREGOTHNAN FIRST FLOOR



TREGOTHNAN GROUND FLOOR



Jackie Stanley are privileged to bring to the market Waterbeach Mews, a prestigious and exclusive new development of bespoke beach houses located just 200 yards from the stunning golden sands of Treyarnon Bay, one of the most sought after locations on the North Coast of Cornwall.

Uniquely architecturally designed, the three luxurious properties incorporate a style and design to reflect the ultimate Cornish coastal lifestyle. Stunning sunset and moonscape vistas from the contemporary living spaces, terraces and balconies are maximised by the cleverly conceived split level accommodation and harmonious flow throughout. The development will demonstrate both modern and traditional elements, namely natural stone and slate hung external facades in contrast to the mono pitch zinc and green roofs.

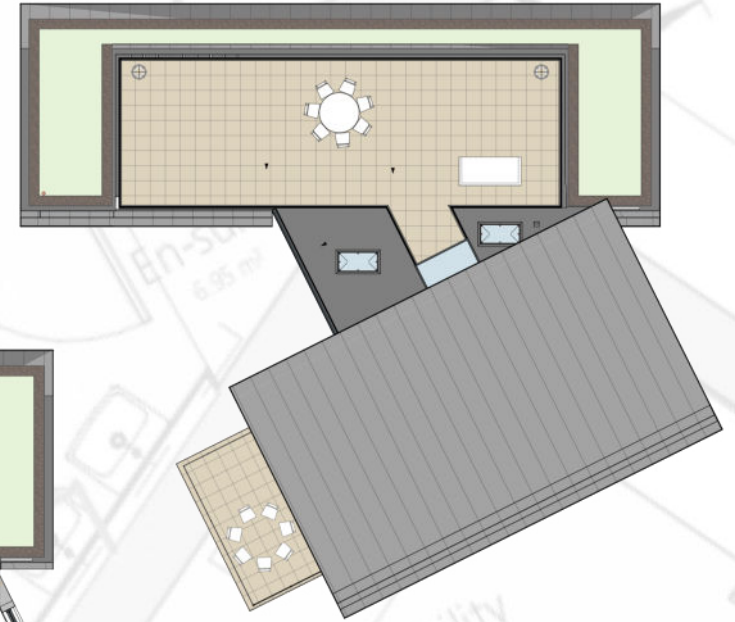


Tresco

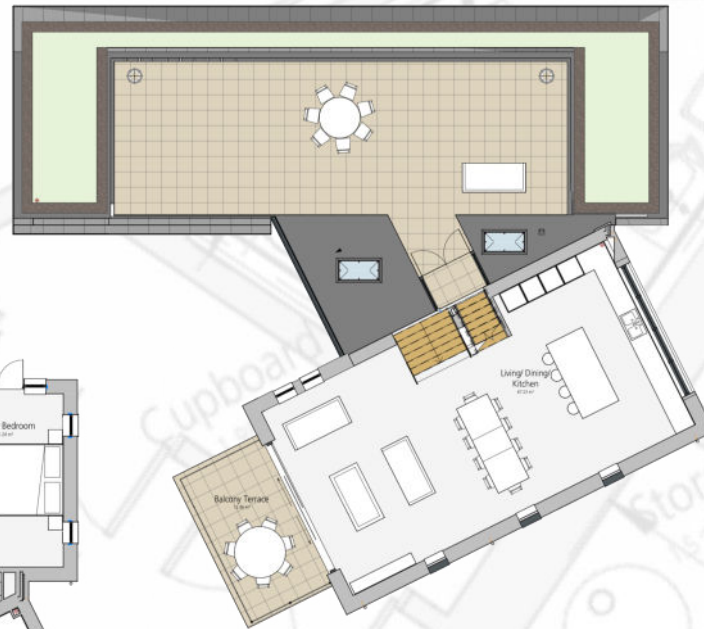
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TRESCO ROOF PLAN



TRESCO FIRST FLOOR



TRESCO GROUND FLOOR



The split level nature of these buildings make for a uniquely innovative configuration, the bedroom wing separated from the open plan living space, roof terrace and balcony where the beach and sea views can be enjoyed from the westerly orientation.

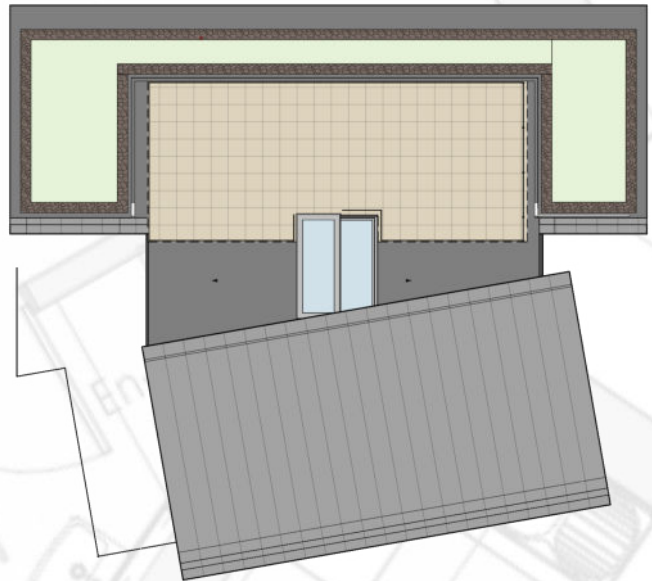


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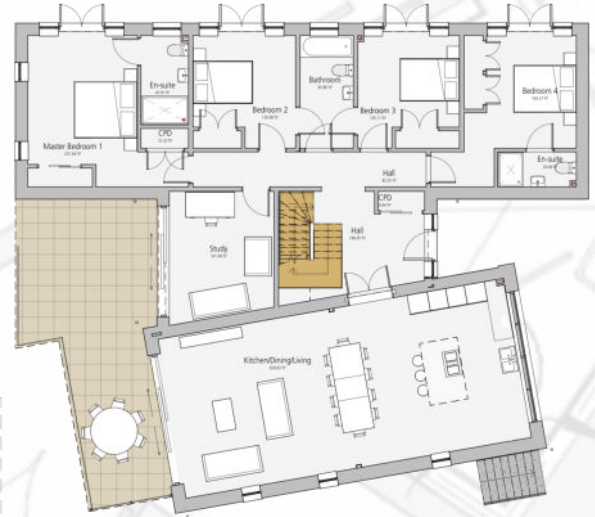
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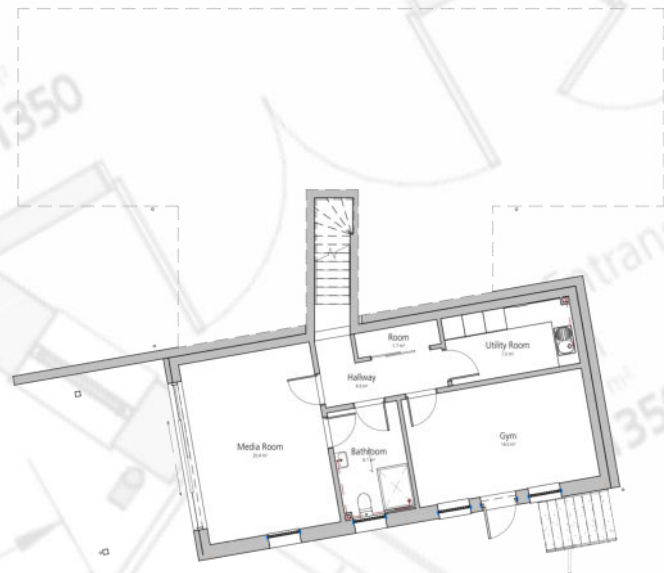
TRERICE ROOF PLAN



TRERICE GROUND FLOOR



TRERICE LOWER GROUND FLOOR



Internally, the exceedingly high specification will include air source heating systems, gorgeous sleek modern kitchens from Truro Kitchens with fully integrated Miele appliances, slimline aluminum windows and doors, premium sanitary ware and tiling and frameless clear glass balcony balustrading.



Externally, an enhanced landscaping and planting scheme is proposed which compliments the site and unique topography of each plot. Generous lawns and granite paved patios will surround each dwelling while new and existing Cornish hedgerows will form the basis of the boundaries.

Each property will be fully enclosed, private and secure with gated entry, security lighting and security cameras. Hot and cold outside showers will be most welcome when arriving home from the adjacent beach while each property will have electric car charging points as standard.













DEVON

Treynon Bay is one of the gems of the North Cornish Coast with a stunningly large expanse of golden sand surrounded by low cliffs and backed by sand dunes. A mecca for surfers because of the year round consistent surf and a firm favourite with families due to the safe bathing and super rockpools for climbing, swimming and exploring.





Treyarnon boasts a small café and summer beach shop, and the South West coast path passes right across the bay. 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 Trevose. 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 revered Pig restaurant and hotel is a scenic 20 minute walk away in nearby Harlyn.



The historic and picturesque fishing town of Padstow is just five miles distant, revered for being Cornwall's foodie capital with restaurants such as Paul Ainsworth's Michelin starred No.6, cool seafood bar Prawn On The Lawn and of course Rick Stein's esteemed Seafood restaurant to name just a few.



THE SEAFOOD



SHEPHERD'S HUT



THE CORNISH ARMS



ST EDMUND'S HOUSE



ST PETROC'S BISTRO



NO.6



MARINERS PUB



TOWNHOUSE



ROJANO'S



Rick Stein

Paul Ainsworth
at no 6

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If the ocean lifestyle is calling,
then **Waterbeach Mews** is
the ultimate base from which to enjoy it...