



Tresco
TREYARNON BAY



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ESTATE AGENTS



- **Brand New Contemporary Detached House with Sea Views**
- **Prime Location 200 Yards from the Golden Sands of Treyarnon Bay**
- **Five/Six Bedrooms with Five Premium Bathrooms**
- **Over 2,660 Square Feet of Uniquely Designed Accommodation with Exceptional Architectural Quality**
- **Fabulous German Nolte Kitchen & Spacious Open Plan Living Space**
- **Air Source Underfloor Heating System & EV Charging Point**
- **Substantial Sea View Roof Terrace, Balcony, Lawn & Granite Patios**
- **A Mile from Trevoze Golf Course & a Short Drive from Padstow's Historic Quayside & Revered Restaurants**

Located in one of the most sought after locations on the North Coast of Cornwall and just 200 yards from the stunning golden sands of Treyarnon Bay, is Tresco.

This brand new architecturally innovative and highly contemporary five/six bedroom detached house exceeds 2,660 square feet and has been constructed by Waterbeach Property Company, part of a prestigious and exclusive development of five bespoke beach houses named Waterbeach Mews.

This brand new bespoke beach house has been architecturally designed to incorporate a style and design that reflects the ultimate Cornish coastal lifestyle. Stunning sunset and moonscape vistas from the contemporary living space, roof terrace and balcony are maximised by the cleverly conceived split level accommodation and harmonious flow throughout. Tresco demonstrates both modern and traditional elements, namely natural stone and slate hung external facades in contrast to the mono pitch zinc and green roof.

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

Internally, the exceedingly high specification includes an air source heating system, mechanical ventilation and heat recovery system, a beautiful sleek modern German Nolte kitchen with fully integrated Miele appliances, aluminum windows and doors, five stylish modern bathrooms, premium Villeroy and Boch sanitary ware and tiling and frameless clear glass balcony balustrading.

Externally, the garden wraps around the property using a combination of lawn, shrub and planted beds and generous silver granite patios and paths. There is graveled driveway parking for four vehicles alongside an electric car charging point. Services to the property include mains water and electricity and drainage. EPC rating B. Council tax band TBC. Ofcom suggest ultrafast broadband availability. Ofcom suggest 4G mobile connectivity.

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£2,750,000 guide



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Trevarron 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. Trevarron boasts a small café and summer beach shop and the South West footpath passes right across the bay. Renowned Constantine Bay is an easy walk away, across the flat headland North of Trevarron. 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 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.

To find Tresco, 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 Trevarron and follow this lane for approximately one mile to the centre of Trevarron, following signs for Trevarron Bay. Approximately 200 yards from the beach, turn right into Waterbeach Mews and Tresco is the fourth house into the development. The postcode for satellite navigation is PL28 8JR. What3words: heightens.stars.hurls

