

# Trengwainton

TREYARNON BAY



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ESTATE AGENTS





- **Luxurious Detached House Built in 2020**
- **200 Yards from the Golden Sands of Treyarnon Bay**
- **Six Bedrooms/Six Bathrooms**
- **Cool Contemporary High Specification Interiors**
- **Over 2,650 Square Feet of Accommodation**
- **Air Source Heating System & Contemporary Cedar Storage/Office**
- **Substantial Front Lawn, Patio & Balcony**
- **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 Trengwainton. This luxurious and substantial six bedroom detached house was constructed in 2020 by Waterbeach Property Company, part of a prestigious and exclusive development of five bespoke beach houses named Waterbeach Mews.

Internally, the exceedingly high specification includes an air source heating system, a bespoke shaker style kitchen with a fully



integrated range of Miele Appliances from Future Kitchens of Truro, premium windows and doors, premium sanitary ware and tiling and frameless clear glass balcony balustrading.

Trengwainton is configured in a traditional sense with a traditional appearance, half slate hung with a natural slate roof and some gorgeous stone detailing. Five double bedrooms reside on the first floor with stylish three en-suite bathrooms and a further family bathroom all by Villeroy and Boch. The master bedroom benefits from a vaulted ceiling and balcony with a south west orientation and glimpses of the adjacent ocean. On the ground floor is a snug which doubles as the sixth bedroom, again with a Villeroy and Boch shower room.

The huge open plan lounge/kitchen/diner has two sets of tall bi-fold doors which lead onto the south west facing patio and garden - a wonderful space for entertaining. In addition, there is a games room with bi-fold doors, utility room with another contemporary shower room and an impressive and spacious entrance hall complete with integral storage and oak staircase rising to the first floor.

Externally, the front garden has a generous lawn and paved patio with the boundaries a combination of fencing and natural stone hedging. To the rear is ample driveway parking and a modern garden room, insulated, double glazed and cedar clad with a zinc roof - perfect for storage or even an office. The curtilage of Trengwainton extends to approximately 0.2 acres. Services to the property include mains water and electricity, private drainage and fibre optic broadband. EPC rating B. Council tax band G.

## Trengwainton, Treyarnon Bay

**PL28 8JR**

£2,750,000 guide



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"Luxury beach house, just two hundred yards from the golden sands of Trevarry Bay"

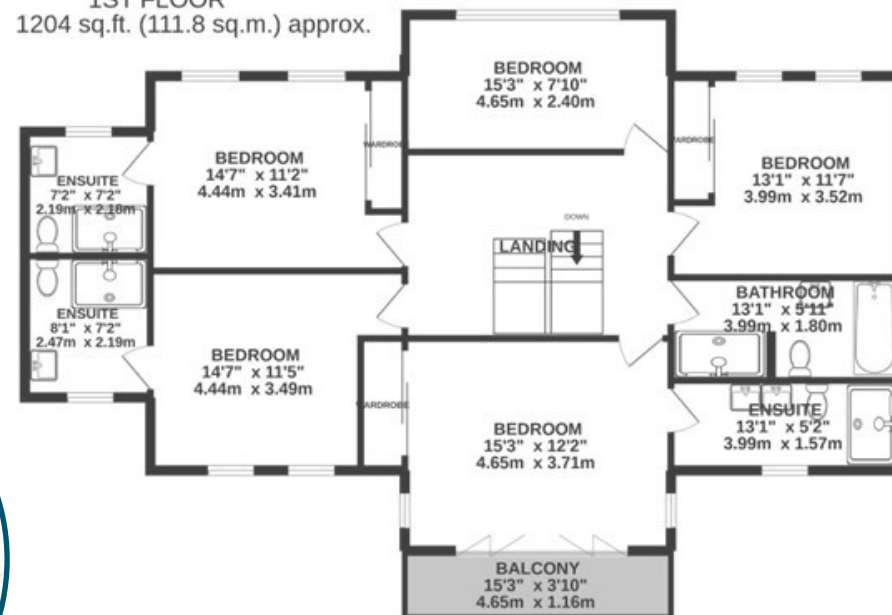


Trevarry Bay is one of the gems of the North Cornish Coast with a stunningly large expanse of golden sand surrounded by low cliffs and backed by sand dunes. A mecca for surfers because of the year round consistent surf and a firm favourite with families due to the safe bathing and super rockpools for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

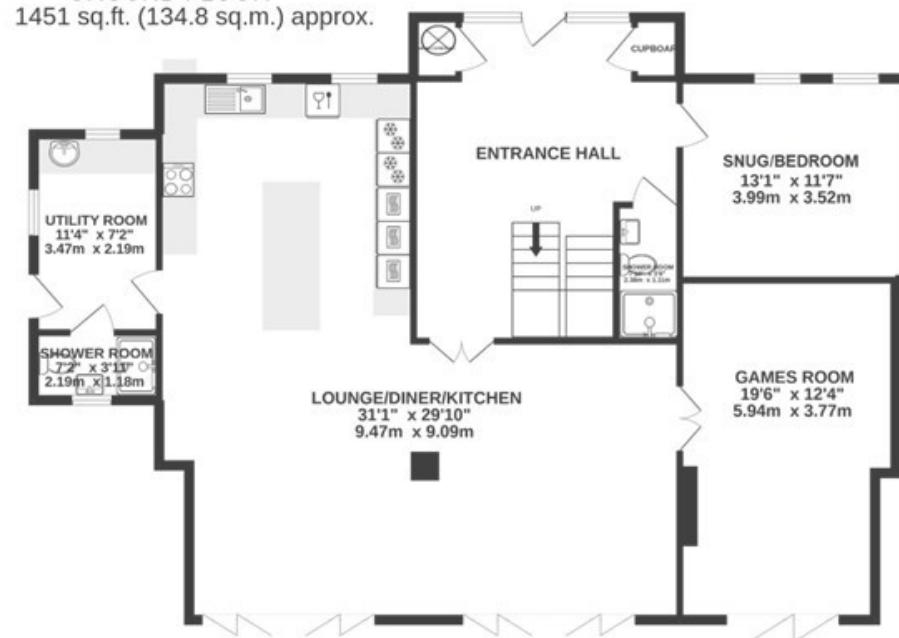
The historic and picturesque fishing town of Padstow is just five miles distant, revered for being Cornwall's foodie capital with restaurants such as Paul Ainsworth's Michelin starred No.6, cool seafood bar Prawn On The Lawn and of course Rick Stein's esteemed Seafood restaurant to name just a few.

To find Trengwainton, 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 Trevarry and follow this lane for approximately one mile to the centre of Trevarry, following signs for Trevarry Bay. Approximately 200 yards from the beach, you will find Trengwainton on your right hand side. The postcode for satellite navigation is PL28 8JR. What3words: presides.battle.crest

## 1ST FLOOR 1204 sq.ft. (111.8 sq.m.) approx.



## GROUND FLOOR 1451 sq.ft. (134.8 sq.m.) approx.



TOTAL FLOOR AREA : 2654 sq.ft. (246.6 sq.m.) approx.

