



Jackie Stanley
ESTATE AGENTS

Treryn
PADSTOW





Jackie Stanley are delighted to bring to market this exciting residential development opportunity to build a brand new detached home located in the historic and picturesque fishing town of Padstow just a short walk from the vibrant harbour, shops, cafes and restaurants. Treryn represents a rare opportunity within the market and one with a huge amount of appeal.





Treryn, Dennis Lane, Padstow PL28 8EL

£1,000,000 guide

- **Rare & Exciting Development Opportunity**
- **Highly Sought After Position**
- **Outstanding Views of the Camel Estuary**
- **Detailed Planning Permission for an Architectural Appealing Substantial Detached Dwelling**
- **Five Double Bedrooms & Approx 4,090 Square Feet of Accommodation**
- **Integral Garage & Swimming Pool**
- **Moments from the Vibrant Harbour, Shops, Cafés, Restaurants of Picturesque Padstow**

Detailed planning permission was sought and granted in March 2023, under planning number PA23/00446, for the construction of a five bedroom detached architecturally appealing reverse living house which will extend to approximately 4,111 square feet. The proposed accommodation includes open plan living, a snug, five en-suite bedrooms, a huge terrace, integral garage, landscaped gardens and swimming pool.

The site extends to approximately 0.25 acres and the proposed dwelling will sit in a most enviable position overlooking the Camel Estuary from its elevated vantage point. Services available to the proposed property include mains gas, water, electricity, and drainage.

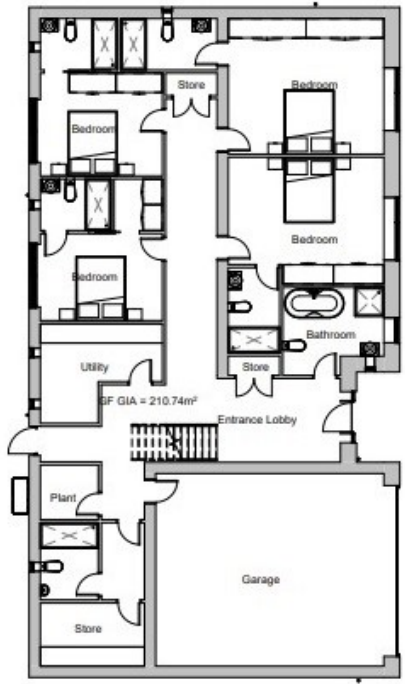


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The historic and picturesque fishing town of Padstow is located on the North Coast of Cornwall and offers an extensive range of cafés, public houses and restaurants, none more so than Paul Ainsworth's Michelin starred No.6, cool seafood bar Prawn On The Lawn and of course Rick Stein's esteemed Seafood restaurant. An area of outstanding natural beauty, there are several sandy beaches within 2 to 4 miles as well as the championship golf course at Trevoze. The town also has a supermarket and excellent Primary School. For more extensive shopping facilities, the thriving market town of Wadebridge is just 7 miles distant and offers a fine selection of shops and amenities including a sports centre, cinema, a primary and secondary school and a selection of supermarkets. The nearest mainline station is Bodmin Parkway which is approximately 20 miles distant with the nearest airport at Newquay approximately 14 miles away.

To find Treryn, drive towards Padstow on the A389. As you drive into Padstow, turn right at Tesco and continue down Sarahs Lane to the bottom of the hill. Turn right into Dennis Lane and the entrance to the site is on the right hand side. The postcode for satellite navigation is PL28 8EL.



TOTAL INTERNAL FLOOR AREA 4,111 SQUARE FEET (382m2)

