

# Seawynd's

NR WATERGATE BAY

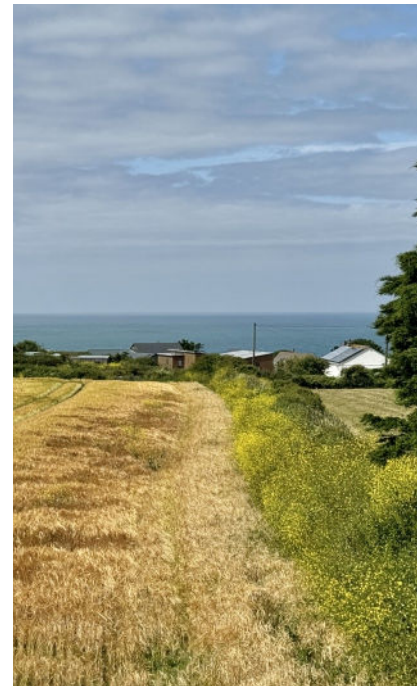


**Jackie Stanley**  
ESTATE AGENTS





- **Cool Rustic & Substantial Detached House**
- **Backed by Open Farmland with Far Reaching Views to the Sea & Coastline**
- **Five Double Bedrooms & Three Stylishly Individual Bathrooms**
- **Ground & First Floor Reception Rooms**
- **Almost 2,900 Square Feet of Generously Proportioned Accommodation**
- **Enclosed Lawned Gardens, Terrace & Full Width Sea View Balcony**
- **Ample Driveway Parking**
- **Walking Distance to the Incredible Beach at Watergate Bay**



Situated within a small peaceful hamlet just half a mile above the golden sands of Watergate Bay is Seawynds, a recently constructed detached modern home with a rustic and industrial edge.

This cool property stands privately within the hamlet of Tregurrian offering far reaching westerly views across miles of countryside encompassing a swathe of North Cornish coastline and out to sea.

Conceived and constructed by our clients in 20\*\*, Seawynds stands at an impressive 2,890 square feet and incorporates five double bedrooms, three stylishly individual

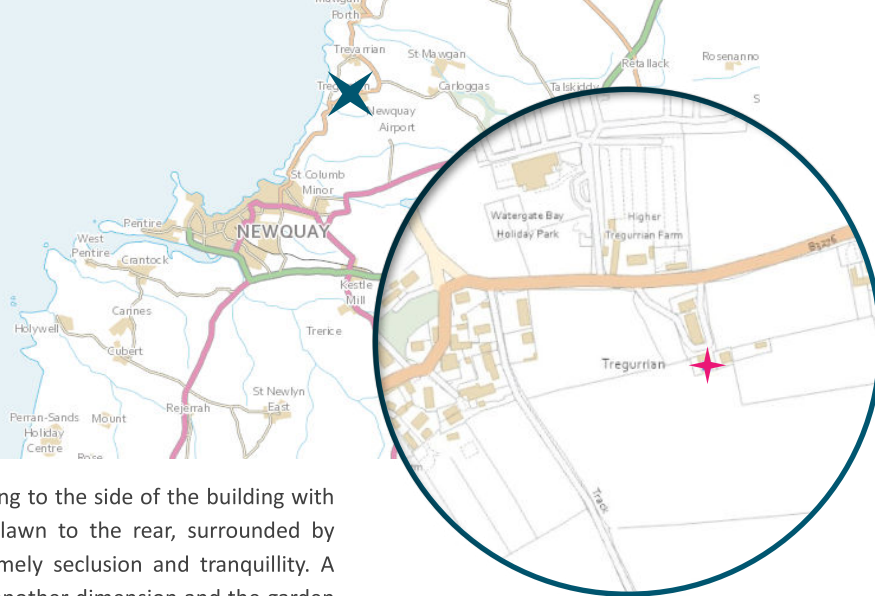


bathrooms, ground and first floor reception rooms and a host of unique touches at every turn. Noteworthy features include oil fired underfloor heating, a mixture of parquet and slate flooring underfoot, bespoke doors, architraves, island and staircase, a wood burning stove, a study, utility room, UPVC double glazed windows, larch cladding to the first floor and gable elevations and an amazing full width first floor balcony providing glorious far reaching views of the sea and coastline.

## Seawynds, Tregurrian, Nr Watergate Bay, TR8 4AE £1,100,000 guide



t: 01841 532555  
 e: sales@jackie-stanley.co.uk  
 1 North Quay  
 Padstow  
 Cornwall  
 PL28 8AF



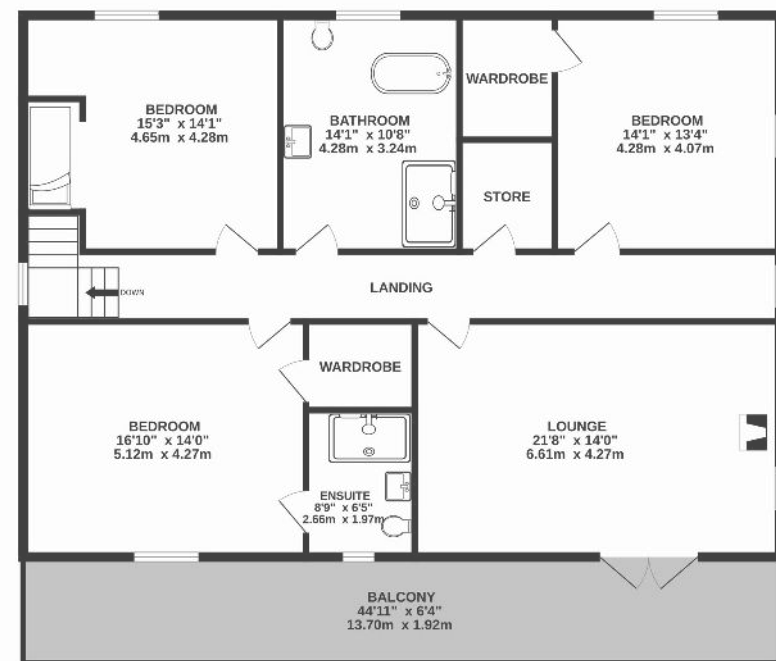
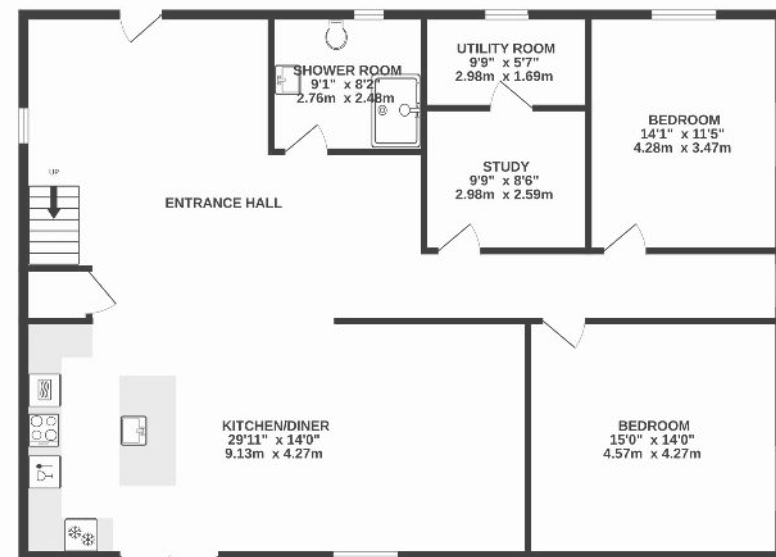
There is ample driveway parking to the side of the building with a very private and enclosed lawn to the rear, surrounded by open farmland offering extremely seclusion and tranquillity. A further covered terrace adds another dimension and the garden shed provides a good storage solution.

Services to the property include mains water, electricity and drainage with an oil fired central heating system. EPC rating B. Council tax band F. Ofcom suggest ultrafast broadband availability. Ofcom suggest 4G mobile connectivity.

The pretty and peaceful hamlet of Tregurrian lies just over half a mile from the vast golden sandy beach at Watergate Bay, a leading venue for beach sports, events, dog walkers and a renowned surfing hotspot. Watergate Bay is just a short walk away via the surrounding footpaths and lanes as is the beautiful Cornish village pub at nearby Trevarrian. Watergate Bay is an extremely sought after beach location, with a hive of activity and a wide range of events held at the bay throughout the year such as surf competitions and water sports meaning the atmosphere in the small beach community is one of great energy and excitement.

Just two miles north along the coast is Mawgan Porth, now one of the most sought after locations in North Cornwall. The magnificent sandy beach is famous for water sports activities serving surfers and bathers alike with stunning cliff and coastline walks. Fine dining is available locally at the award-winning Scarlet Hotel as well as first class spa and recreational facilities at The Scarlett & Bedruthan Hotel. The bay provides a range of amenities including a local store, cafes, public house, surf school and gift shops. Rick Stein's esteemed Seafood restaurant, Paul Ainsworth's Michelin starred No.6 and cool seafood bar Prawn On The Lawn in picturesque Padstow can be found just a few miles along the very scenic coast road. Well situated for ease of transport, Tregurrian is less than a 15 minute drive off the main A30 and just 5 minutes away from Newquay Airport with its domestic and international flight services. The main line train station at Bodmin Parkway is a approximately a 30 minutes drive away.

To find Seawyns, from Newquay airport head West. At the first T junction, turn left onto the B3276 signposted to Tregurrian. Follow the road for approximately 0.5 miles and before the Watergate Touring Park, turn left onto the unnamed track. Seawyns can be found at the end of the track. The postcode for satellite navigation is TR8 4AE. What3words: loopholes remodel postcard



TOTAL FLOOR AREA : 2890 sq.ft. (268.5 sq.m.) approx.

