

Tredower  
NR TREYARNON BAY



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ESTATE AGENTS





- ***Exceptional Coastal Residence with Panoramic Sea Views***
- ***Over 2,500 Square Feet of Subtly Contemporary Premium Accommodation***
- ***One Mile from the Golden Sands of Treyarnon Bay & the Centre of St Merryn***
- ***Five Bedrooms/Four Luxurious Bathrooms***
- ***Approximately Three Acres of Landscaped Gardens, Grounds & Paddock***
- ***Attached Garage & Ample Resin Bound Driveway Parking***
- ***Private Semi Rural Location***
- ***A Short Drive from Padstow's Historic Quayside & Revered Restaurants***

Located on the rugged North Coast of Cornwall on the outskirts of bustling St Merryn and just one mile from the stunning golden sands of Treyarnon Bay is this handsome five bedroom detached residence with a subtle contemporary edge and three acres of beautifully landscaped gardens, grounds and paddock.

With magnificent far reaching panoramic views of the surrounding coastline, Trevose Head and ocean beyond, Tredower is a rare offering to the market and one that should be viewed at the earliest opportunity.



The original building dates back to the 1930's and under our clients ownership, Tredower has been comprehensively refurbished and updated to become a striking and impressive example of characterful originality combined with modern design.

The accommodation comprises three first floor double bedrooms each with an outstanding panoramic vista of the coastline together with a beautifully appointed master en-suite bathroom and main family bathroom. The landing has a superb picture window framing the countryside inland views perfectly! The two further double en-suite bedrooms are located on the ground floor in the uniquely designed angled wings.

The principal ground floor rooms are separated into three distinct yet free flowing areas, each enjoying a sea and coastline views as well as over the adjoining fields with Trevoze Head in the distance. Centrally sits the dining room with large sliding doors to the outside terrace. Either side of this are the living room and kitchen, both with attractive bay windows. The kitchen is sleek and highly contemporary while the living room benefits from an inset fireplace. Of further interest is the inviting entrance hall, plant room, cloakroom and garage with electric up and over door.

Externally, Tredower does not disappoint. From the Delabole slate hung external façade to the resin bound driveway with beautiful planted turning circle and gated entrance, the quality and appeal continues. To the rear of the property is a huge raised terrace enclosed by glass and stainless steel balustrade. Beyond is a large stock fenced level lawn followed by the enclosed paddock. All in all, the gardens, grounds and paddock constitute approximately three acres.

**Tredower, Nr Treyarnon Bay**  
**PL28 8PR £2,250,000 guide**



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Services to the property include mains water, electricity, Calor gas heating system and a private drainage system. EPC rating E. Council tax band F. Ofcom suggest standard broadband availability. Ofcom suggest 4G mobile connectivity.

Trevarion 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. Trevarion 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 Trevarion. 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 30 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 Tredower, leave Padstow and turn right onto the B3276 and follow the road all the way to St Merryn and out the other side. Pass the turning to Constantine Bay and St Merryn School and continue out of St Merryn. Pass the turning to Trevarion Bay and then take the next left hand turning. Follow the lane for approximately half a mile and Tredower can be found on the left hand side. The postcode for satellite navigation is PL28 8PR. What3words: pats.situated.holidays

