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ESTATE AGENTS

Green Gates
TREVONE





- **Substantial Detached Dormer Bungalow of Over 1,780 Square Feet**
- **Sea Views, Approximately 800 Metres from the Sandy Beach & Rock Pools of Trevone Bay**
- **Located on a Private Tranquil Cul-De-Sac**
- **Four Bedrooms/Two Bathrooms**
- **Well Presented Modern Accommodation**
- **Enclosed Private Landscaped Gardens Extending to Approximately 0.25 Acres**
- **Backed by Open Farmland**
- **Detached Garage & Ample Driveway Parking**



Situated in a quiet, tranquil, sought after cul-de-sac, approximately 800 metres from the beautiful & revered beach of Trevone Bay is Green Gates. This substantial detached dormer bungalow with generous mature gardens extending to 0.25 acres is backed by open farmland and has a far reaching view of the sea.

Green Gates has four bedrooms as well as two bathrooms and modernised accommodation of over 1,780 square feet.



The accommodation briefly comprises an entrance hall, giving access to the sitting room and kitchen. There is a ground floor cloakroom with wash hand basin and privacy glass window. The entrance hall has space for coats and shoes and has a range of storage cupboards. The dual aspect kitchen boasts views of the rear garden and features a comprehensive range of floor and wall cabinets and drawers, a glass display cabinet, a freestanding double electric oven with induction hob and extractor fan, space for freestanding appliances and a side door to access the side walkway. Steps lead up into the dual aspect open plan dining/sitting room with a view of the garden, preceded by the front aspect living room with a large bay window and separated by an archway.

The accommodation continues to a walk in shower room, tiled throughout and featuring a waterfall shower, vanity wash hand basin and privacy window. Adjacent is the family bathroom which comprises of a low level WC, vanity wash hand basin and panel bath with hand held shower head. There are two good sized double bedrooms with one benefitting from those stunning sea views. A further single bedroom, currently being used an office, also has sea views. There is also a small study.

Green Gates, Trevone, PL28 8QR
£975,000 guide



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Green Gates has fully enclosed, generous gardens and grounds that extend to approximately 0.25 acres and provide a far reaching aspect towards the sea. The front of the property it is mainly laid to lawn with privacy hedging and a pathway that runs the entirety of the home. There are two gates to access the rear garden either side of the property with a pathway that wraps around. The rear garden has two paved patio areas and a Pergola with built-in BBQ in one corner, perfect for alfresco dining as the sun goes down. The rear garden is mainly laid to lawn, interspersed with a variety of mature shrubs, bushes and apple trees. There are two sheds with power supply and a greenhouse all backed by open farmland. With plenty of driveway and ample parking for several vehicles, a large detached garage sits adjacent to the house. Services to the property include mains gas, water, electricity and drainage. EPC rating E. Council tax band E. Ofcom suggest ultrafast broadband availability. Ofcom suggest 4G mobile connectivity.

Trevone Bay is a highly popular coastal village in an area of outstanding natural beauty. There is a beautiful sandy beach, a wonderful separate slate beach ideal for children to go rock pooling, and a fabulous footpath for stunning walks along the North Cornish coast. The highly regarded farm shop, a short walk up the hill, supplies a wonderful range of fresh local produce and the surf shop by the beach also has a great cafe. The historic and picturesque fishing town of Padstow is less than two miles away and has many lovely cafes, pubs and restaurants including Paul Ainsworth's Michelin-starred No. 6, cool seafood bar Prawn On The Lawn and Rick Stein's esteemed Seafood Restaurant.

To find Green Gates, follow the B3276 coast road out of Padstow towards Trevone following signs to Newquay. Follow this road for just over half a mile and then turn right at signs for Trevone. Follow Trevone Road down towards the beach before turning left onto Dobbin Road opposite the village hall. Bear left onto Dobbin Lane and then take the second turning on the left into Upper Dobbin Lane. Follow Upper Dobbin Lane round to the right and Green Gates is the second property on the left hand side. The postcode for satellite navigation is PL28 8QR.

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From the dining area, stairs rise to the first floor where one will find a spacious double bedroom with far reaching sea and coastal views, eaves storage, exposed beams and an en-suite cloakroom.

