



Maunsfield
CONSTANTINE BAY



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ESTATE AGENTS



- ***Sought After Quiet Cul-De-Sac Location just a Short Stroll to Constantine Bay & Trevoose Golf Club***
- ***Substantial Detached Bungalow of over 2,000 Square Feet***
- ***Over Half an Acre of Gardens & Extensive Terracing***
- ***Three Double Bedrooms/Two Bathrooms***
- ***Three Reception Rooms***
- ***Attached Garage & Ample Driveway Parking***
- ***Fantastic Scope to Modernise***



Maunsfield is a spacious three bedroom detached bungalow, occupying a large private plot of over half an acre within the exclusive, desirable and sought after residential area of Trevoose Estate, literally yards from the championship golf course and country club in Constantine Bay.



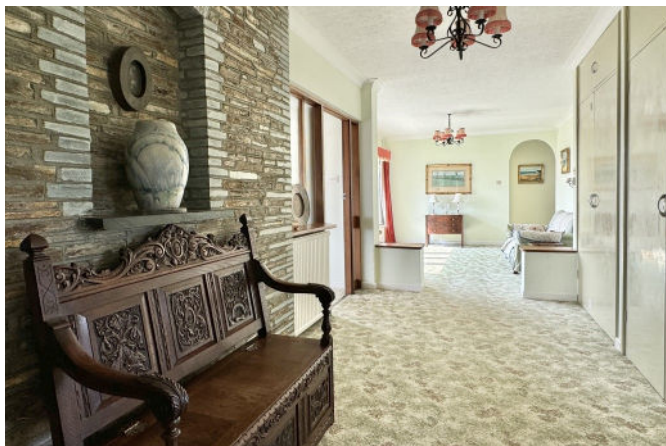
The property offers well-proportioned accommodation which extends to over 2,000 square feet, requiring a scheme of modernisation throughout.

The accommodation comprises three double bedrooms each with built in wardrobes and a master en-suite bathroom. There are three reception rooms including a spacious lounge, separate dining room and pleasant sitting room overlooking the front garden. The

kitchen is fully fitted and there is a separate utility room as well as a family bathroom and cloakroom.

Heading outside, Maunsfield has ample driveway parking to the front set behind established, mature boundaries and a generous front lawn. The property benefits from an attached garage with a store behind, covered rear porch and outside cloakroom. A large paved patio is followed by a huge swathe of lawn, interspersed by extremely mature shrubs and trees with fenced boundaries. In all, the gardens and grounds extend to approximately 0.53 acres. Services to the property include mains water and electricity, oil fired central heating and a private drainage system. EPC rating F. Council tax band G. Ofcom suggest superfast broadband is available. Ofcom suggest 4G data connectivity is available.

Maunsfield, Constantine Bay PL28 8JF £1,600,000 guide



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Constantine Bay is one of the most sought after bays in North Cornwall, home to one of its finest renowned surfing beaches as well as the championship golf course at Trevose. There is the superb Constantine Bay Stores and surf shop nearby and bustling St Merryn village is just one mile distant with a selection of restaurants, shops and public houses. Chic boutique hotel and restaurant, The Pig, can be found in the next bay of Harlyn and within easy walking distance of Maunsfield. The historic and picturesque fishing town of Padstow is just four miles away and offers an extensive range of cafes, 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.

To find Maunsfield, leave Padstow and turn right onto the B3276 and follow this road for approximately 2.8 miles driving through St Merryn. Turn right at signs to Constantine Bay and follow this lane passing through Towan. When you reach the 30mph limit entering Constantine, take the first right into Trevose Estate. As the road bends to the left, follow the right hand turning to the end of the road and then bear left. Maunsfield can be found along on the right hand side. The postcode for satellite navigation is PL28 8JF. What3words: lure.assets.signs

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