

Trekosel
TREVONE



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ESTATE AGENTS



- **Detached House of Over 1,400 Square Feet**
- **Approximately 600 Yards from the Sandy Beach & Rock Pools of Trevone Bay**
- **Quiet Sought After Cul-De-Sac**
- **Four Bedrooms/Two Reception Rooms**
- **Stripped Wooden Floors, Open Fire & Wood Burning Stove**
- **Enclosed Private Gardens & Patio Terrace**
- **Attached 24' Garage & Ample Driveway Parking**
- **Front & Rear Lawned Gardens**



Situated towards the end of a quiet, sought after cul-de-sac, just 600 yards from the beautiful & revered beach of Trevone Bay is Trekosel, a detached 1930's four bedroom home of generous proportions, front and rear lawned gardens & an attached garage measuring over 24 feet in length.

Trekosel features pleasant countryside views from the rear, private and peaceful yet close to the fabulous beach. Both the front and rear gardens are mainly laid to lawn with shrub boundaries.

The accommodation briefly comprises a comfortable sitting room with an open fire and Cornish stone surround, bay window to the front aspect and ample space for sofas and occasional furniture. There are two

double bedrooms on the ground floor, both with exposed floorboards and one with built in storage. There is also a ground floor bathroom with a white suite and shower over bath.

To the rear of the property is a lovely open plan kitchen/dining room, a space full of natural light and a view over the garden and beyond. This space is home to a wood burning stove and a characterful exposed wooden floor. The kitchen is uniquely handmade and rustic which concurs with Trekosel's ambience. Aside from the separate utility room and side access door, there is another seating area with patio doors overlooking the garden and open tread staircase rising to the first floor accommodation.

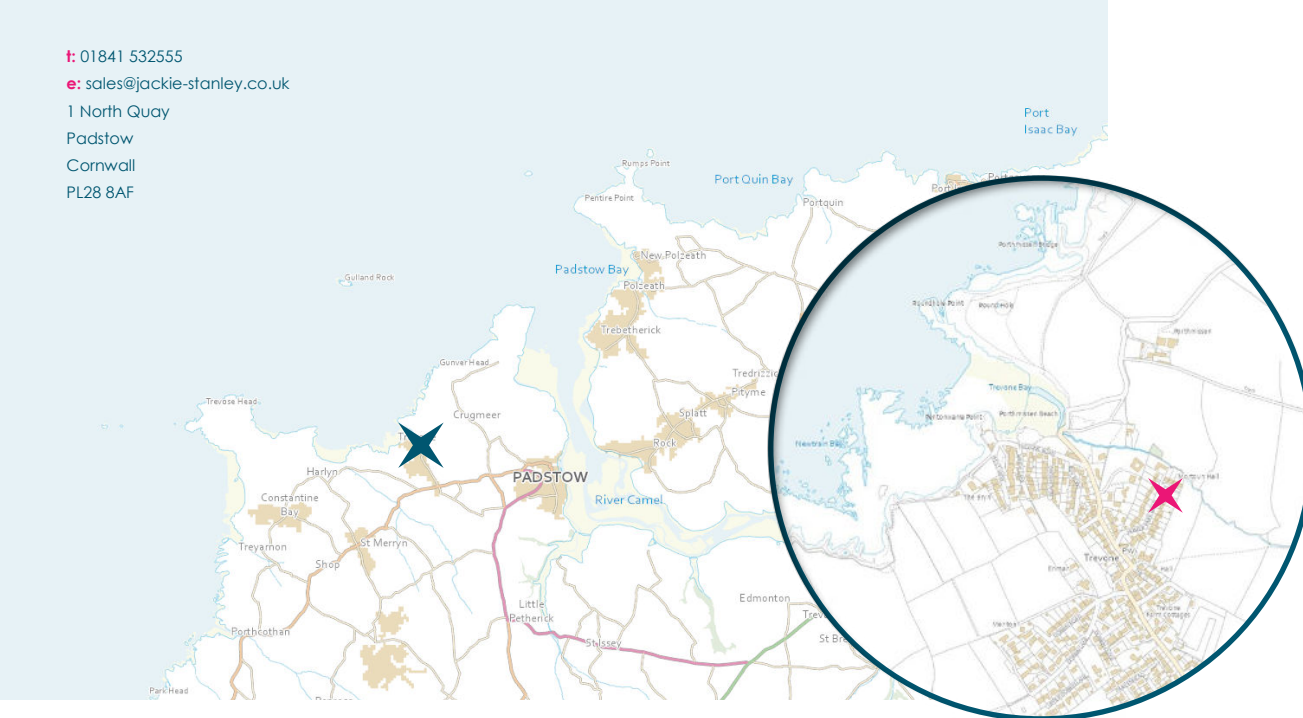
Up on the first floor are two further bedrooms, one double with an en-suite shower and another which can take two single beds. Between the bedrooms is a cloakroom with a Velux window.

Trekosel, Trevone, PL28 8QU

£875,000 guide



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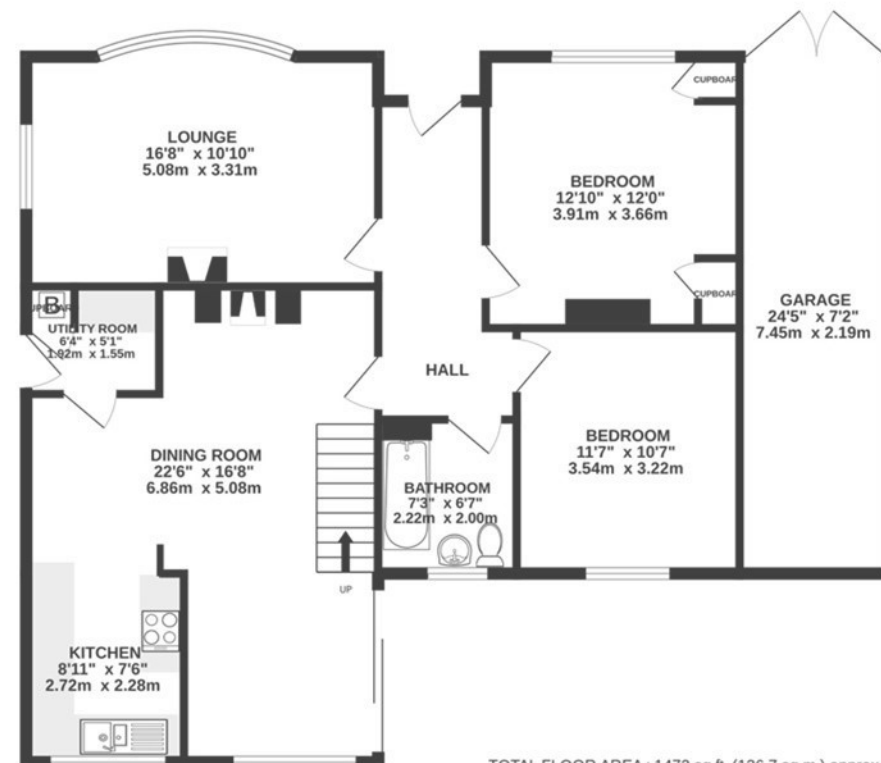
Stepping outside, Trekosel resides within a plot of approximately 0.2 acres. Aside from the lawned gardens, there is a driveway with ample off road parking for several vehicles. At the end of the driveway is the attached garage which has double doors and measures approximately 24'5 in length. Services to the property include mains gas, water and electricity with a private drainage system. EPC rating E. Council tax band E.

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 Trekosel, 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 the lane all the way down passing the former post office along the way. Just after St Saviors Church, turn right onto Homer Park Road. Trekosel is the second to last property along on the right hand side. The postcode for satellite navigation is PL28 8QU. What3words: player.crockery.raven



1ST FLOOR
 345 sq.ft. (32.0 sq.m.) approx.



GROUND FLOOR
 1127 sq.ft. (104.7 sq.m.) approx.

TOTAL FLOOR AREA : 1472 sq.ft. (136.7 sq.m.) approx.

