

# Dolphins Barn

TREVONE



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ESTATE AGENTS





- **Substantial Detached House of Over 1,830 Square Feet set in 0.25 acres of grounds**
- **Approximately 600 Meters from the Sandy Beach & Rock Pools of Trevone Bay**
- **Private Tranquil Cul-De-Sac**
- **Four Genuine Double Bedrooms/ Four Bathrooms**
- **Spacious Well Presented Accommodation**
- **Beautifully Enclosed Gardens**
- **Detailed Planning Permission for a 1,959 Square Foot Detached Dwelling—PA21/00885**
- **Gated Access with Ample Driveway Parking**



Situated in a quiet, tranquil, sought after cul-de-sac, just 600 metres from the beautiful & revered beach of Trevone Bay is this substantial detached house with flexible and adaptable accommodation.

Dolphins Barn resides in beautiful gardens and grounds of approximately 0.25 acres and has four genuine double bedrooms as well as four bathrooms and two separate reception rooms across two storeys of spacious and well presented accommodation, extending to approximately 1,831 square feet.

The accommodation briefly comprises of an entrance hall, living room with electric fire,



large contemporary kitchen complete with gas Rangemaster cooker, integrated dishwasher and granite worksurfaces. Step down into the large dining room/social hub and enjoy a vista of the gardens. In addition, the ground floor benefits from a store room, cloakroom and utility/shower room.

The first floor is home to a wonderfully inviting master bedroom with high vaulted ceiling, en-suite shower room and private balcony with a glimpse of the ocean. The three remaining bedrooms are all double size room with a further en-suite shower room and spacious family bathroom.

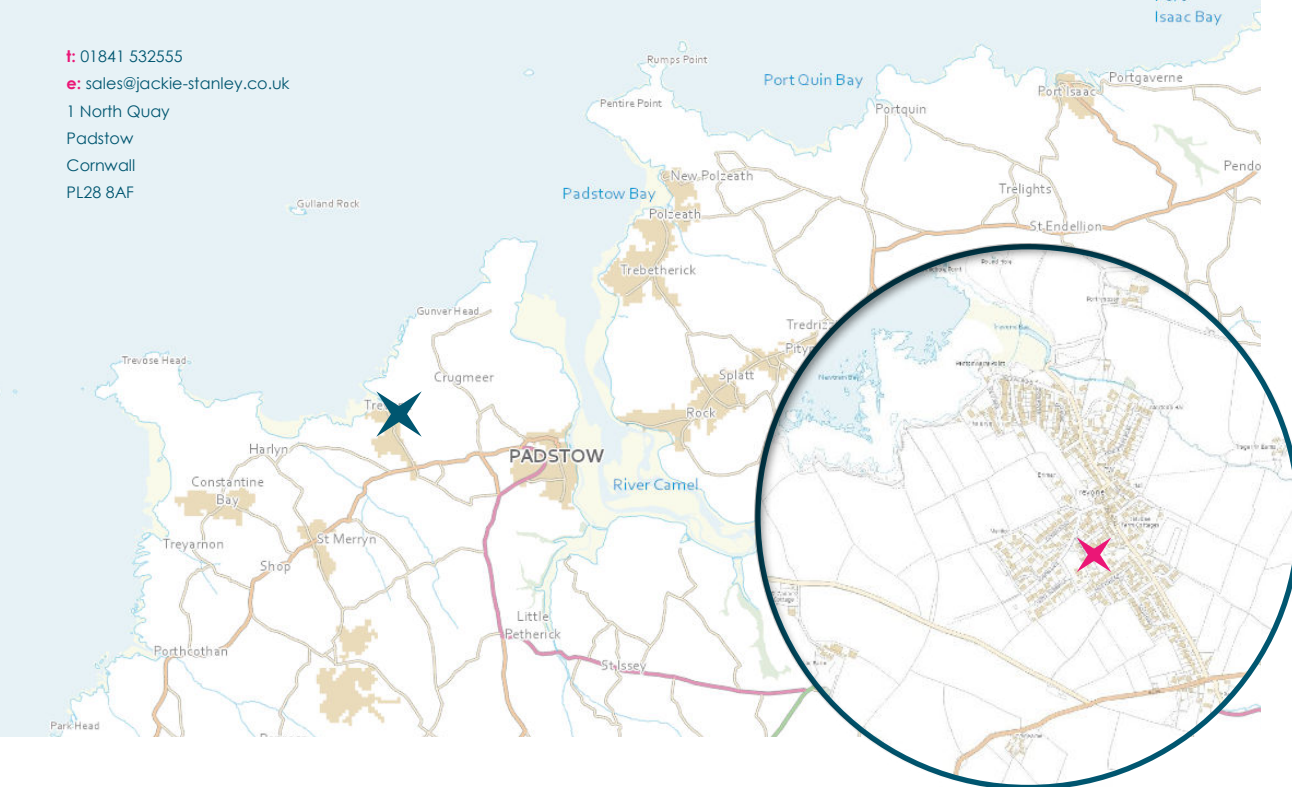
The gardens and grounds extend to approximately 0.25 acres and are well stocked and mature providing privacy in abundance. The expanse of lawn is interspersed by shrub beds and established silver birch trees. The perimeter is bordered by mature hedging and stone wall. To the front is a gated entrance and ample driveway parking for several vehicles.

Services to the property include mains gas, water, electricity and drainage. EPC rating D. Council tax band deleted. Ofcom suggest ultrafast broadband availability. Ofcom suggest 5G mobile coverage.

## **Dolphins Barn & Building Plot, Trevone, PL28 8QS £1,300,000 guide**



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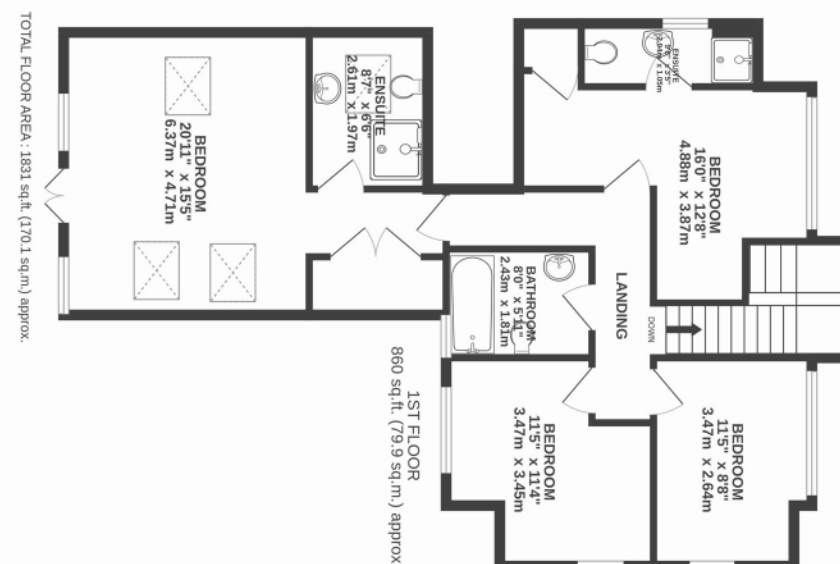
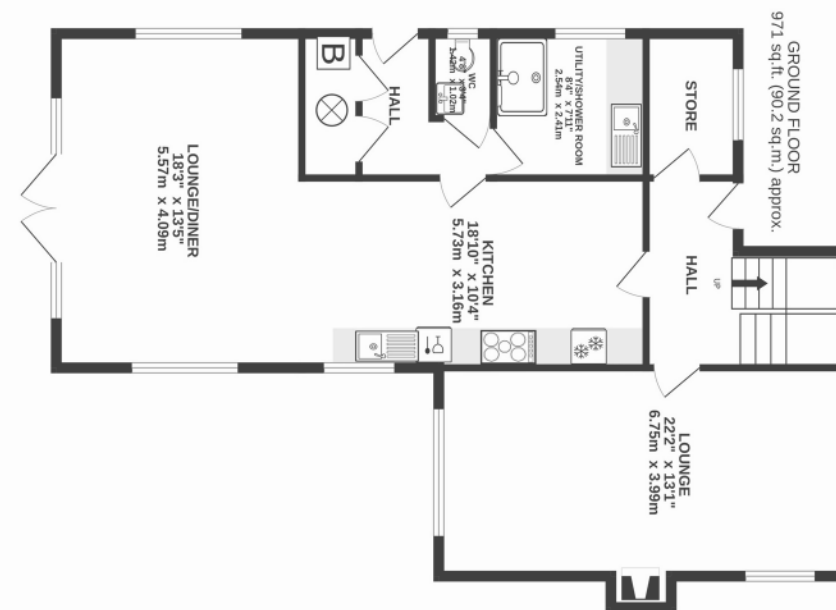


Of further benefit, Dolphins Barn was granted planning permission in October 2022 for a contemporary new dwelling within the grounds.

The two storey arrangement incorporates four double bedrooms three bathrooms to the first floor with an open plan living arrangement on the ground floor including a separate utility room and cloakroom. The proposed dwelling will extend to approximately 1,959 square feet. The house has been designed with high levels of insulation, air tightness and utilisation of solar gains to produce exceptionally low running costs.

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 Dolphins Barn and Plot 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 left again onto Dobbin Close. Dolphins Barn can be found along on the left hand side. The postcode for satellite navigation is PL28 8QS. What3words: awakening.samplers.shapeless



TOTAL FLOOR AREA: 1831 sq.ft. (170.1 sq.m.) approx.

