

Trevanion

TREVONE



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ESTATE AGENTS







- ***Delightful Semi-Detached Dormer Bungalow on a Sought After Private Road***
- ***Elevated above the Sandy Beach & Rock Pools of Trevone Bay***
- ***Three Double Bedrooms***
- ***Two Bathrooms***
- ***Well Presented Living Accommodation***
- ***Enclosed Private Garden & Patio Terrace***
- ***Separate Single Garage & Driveway Parking***



Situated on a sought after private road, elevated above the beautiful & revered beach of Trevone Bay is Trevanion, a delightful three double bedroom semi-detached dormer bungalow.

Trevanion is a perfect low maintenance holiday home with an excellent track record or alternatively would make for a pleasant family home in a sought after coastal location.

The property provides open plan living accommodation, three double bedrooms rooms, two modern bathrooms, pretty enclosed rear gardens, a separate terraced garage & driveway parking to the front.

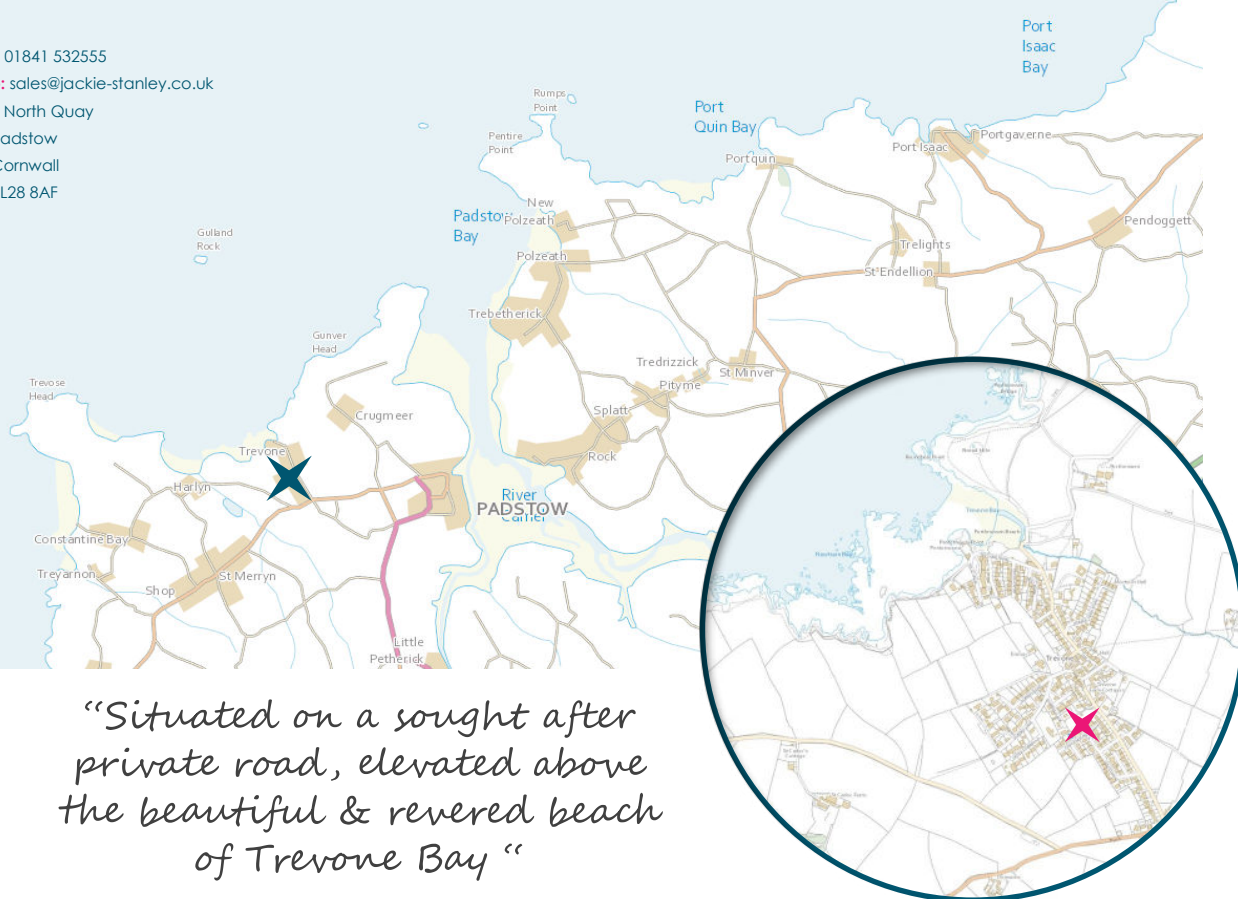


The kitchen is fully fitted and equipped with a tiled floor underfoot while the comfortable sitting area has a gas fire and a huge amount of natural light. One of the bedrooms can be found on the converted first floor alongside one of the bathrooms.

**Trevanion, Trevone, PL28 8QH**  
£645,000 guide



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*“Situating on a sought after private road, elevated above the beautiful & revered beach of Trevone Bay”*

In the rear garden, one will find a small area of lawn, a raised decked sun terrace and a cute summerhouse/garden shed with power and small patio. To the front is a sunken area of patio and driveway parking for a couple of vehicles. Additionally, there is a single garage with power in a terrace of three.

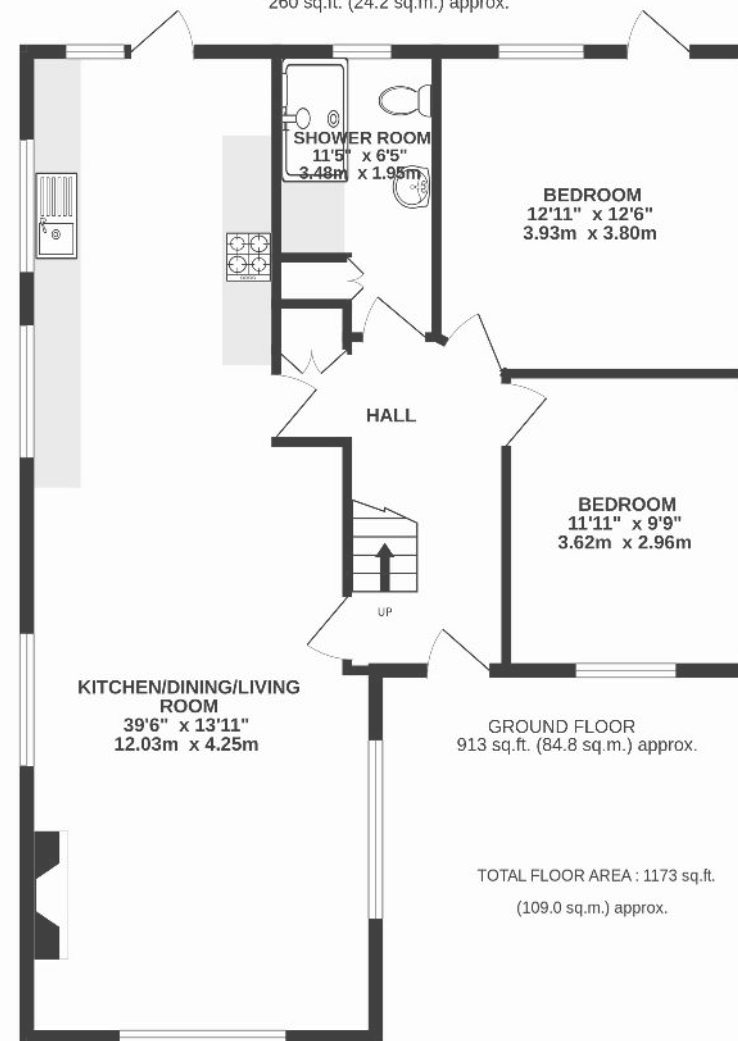
Services to the property include mains electricity, gas, water and drainage. EPC rating C. Council tax band C. Ofcom suggest ultrafast broadband availability. Ofcom suggest 5G mobile connectivity.

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 down the hill, supplies a wonderful range of fresh local produce and the surf shop at the end of the road also has a 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 Trevonion, follow the B3276 coast road out of Padstow towards Trevone, taking signs to Newquay. After half a mile, turn right to Trevone. Follow the lane for approximately 400 yards before turning left into Parkenhead lane. Follow the lane round to the right and right again. Trevonion can be found in the left hand corner. The postcode for satellite navigation is PL28 8QH. What3words: flushed.examiner.including



1ST FLOOR  
260 sq.ft. (24.2 sq.m.) approx.



GROUND FLOOR  
913 sq.ft. (84.8 sq.m.) approx.

TOTAL FLOOR AREA : 1173 sq.ft.  
(109.0 sq.m.) approx.

