

Lamorna
TREVONE



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ESTATE AGENTS



- **Substantial Detached Bungalow of Circa 3,000 Square Feet**
- **Fascinating Far Reaching Views of the Ocean & Trevose Head**
- **Above the Sandy Beach & Rock Pools of Trevone Bay**
- **Located at the end of a Private Tranquil Cul-De-Sac**
- **Five Double Bedrooms with Four Bathrooms**
- **Interconnecting Two En-Suite Bedroom Self Contained Annexe**
- **Well Presented Stylish Accommodation**
- **Enclosed Private Gardens Extending to Approximately 0.20 Acres & Ample Driveway Parking**



Quietly situated at the end of a tranquil, sought after cul-de-sac above the beautiful & revered beach of Trevone Bay is Lamorna, a substantial detached single storey dwelling extending to approximately 3,000 square feet of versatile accommodation.

Soak up the outstanding far reaching views across the surrounding countryside, to Trevose Head and the Ocean beyond from the principal living room and tranquil private gardens.

Lamorna has five bedrooms as well as a two bedroom interconnecting self contained annexe taking the size to approximately 3,000 square feet.



Framing the front door is a wide portico leading into the slate floored porch featuring a sunken well topped with toughened glass. Continue into the wide dining room, the heart of the home with a solid oak floor underfoot and naturally lit from a large front facing window. The kitchen has a slate floor with patio doors opening to the rear courtyard garden. Fully fitted with integrated appliances including a gas range and spacious enough for a dining room table and chairs. A large utility room is adjoining as is a front facing double bedroom with a door opening out to a path from the front garden.

The large sitting room sits with a glorious southwest orientation and an impressive view of the coastline, Trevose Head and the ocean. Bathed in natural light from windows either side of the central wood burner, a porthole to the side and patio doors opening to a vast slate terrace where sunsets and moonscapes can be enjoyed.

Head down the hall to find the an attractively tiled shower room, the family bathroom with a freestanding bath and four double bedrooms including two en-suite bathrooms.

Lamorna, Trevone, PL28 8QR

£1,395,000 guide



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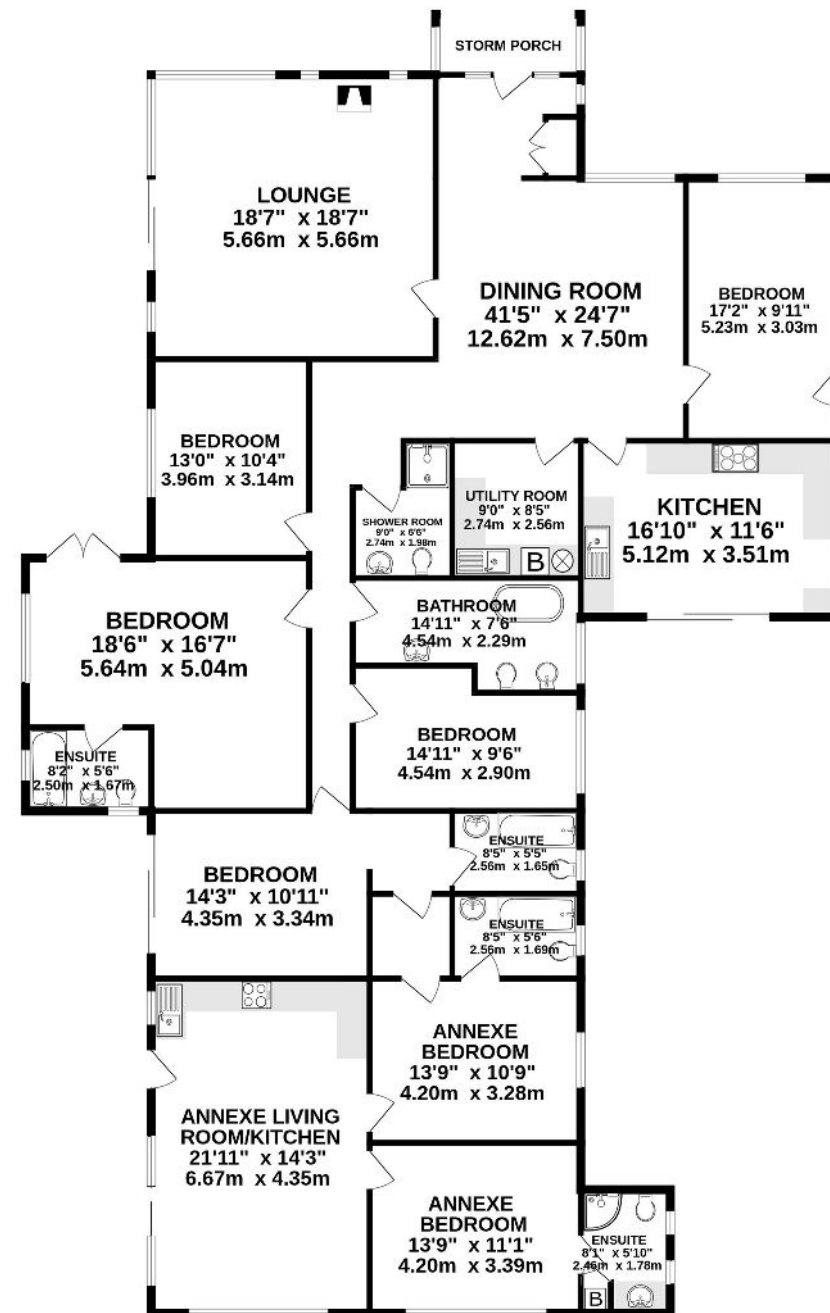


The principal en-suite bedroom has its own patio door to the slate terrace and a perfectly framed view of the sea. Built in wardrobes provide ample storage and the fully tiled en-suite bathroom has a porthole to the side garden. From the final bedroom, a walk-in wardrobe doubles as the interconnection to annexe which also has its own entrance. This versatile space provides two more en-suite double bedrooms and an attractive slatted wooden ceiling over the open plan lounge/kitchen/dining room which opens directly to the garden at the side.

Lamorna is located at the end of a private cul-de-sac with gardens and grounds that surround the property. There is a generous parking area with level lawned gardens to the front and side with a boundary fence and mature shrubs and trees including Cornish palms. The wide south west facing slate terrace is perfectly positioned for al fresco dining and to enjoy the far reaching ocean aspect. A gate to the side leads to the paved courtyard garden with raised pebble beds and shrubs together with a useful outside shower for returning from the beach. Services to the property include mains gas, water, electricity and drainage. EPC rating C. Council tax band E. 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 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 Lamorna, 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 Lamorna is the last house on the left hand side. The postcode for satellite navigation is PL28 8QR. What3words: chestnuts.frowns.scare



TOTAL FLOOR AREA : 2971 sq.ft. (276.0 sq.m.) approx.

