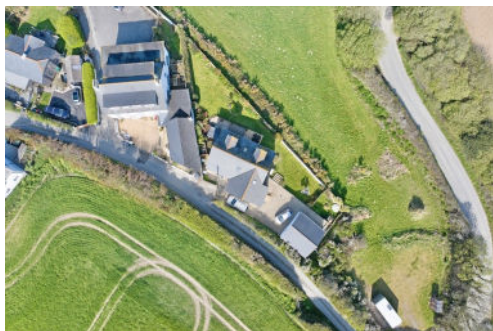


Hillside

TREYARNON BAY



Jackie Stanley
ESTATE AGENTS



- **Characterful Four Double Bedroom Detached House in Area of Outstanding Natural Beauty**
- **Great Location Approximately 1/2 a Mile from the Golden Sands of Treyarnon Bay**
- **Detached Self Contained One Bedroom Annexe**
- **Four Bedrooms with Three Bathrooms**
- **Over 1,870 Square Feet of Accommodation**
- **Air Source Heating System, Hot Tub & Cellar**
- **Generous Gardens Backed by Rolling Fields**
- **A Mile from Trevoze Golf Course & a Short Drive from Padstow's Historic Quayside & Revered Restaurants**

Situated in a tiny hamlet on the outskirts of sought after Treyarnon Bay on the North Cornish coast is this delightful four double bedroom detached house with a one bedroom detached self contained annexe.

Hillside is backed by rolling hills and farmland in a designated Area of Outstanding Natural Beauty, yet only minutes from the stunning golden sands and surf of Treyarnon Bay.

The accommodation at Hillside is bathed in natural light and well presented throughout. The main house features two genuine double bedrooms on the ground floor and a further two genuine double bedrooms on the first floor. The first floor bedrooms have a glimpse of the sea and each have an en-suite shower room and en-suite bathroom respectively.

Alongside the ground floor bedrooms is a modern family bathroom and inviting entrance hallway which is double height and full of natural light. The kitchen/dining room has French doors to the living room, ample space for a dining table and chairs and a fully equipped modern kitchen. Separately is the utility room which also acts as a boot room and rear entrance.

The living room has expansive views across the surrounding farmland, with a large picture window framing the view and French doors opening to the decked terrace at the rear. The room has space enough for three sofas and occasional furniture.



Hillside, Treyarnon Bay, PL28 8PL
£895,000 guide



t: 01841 532555

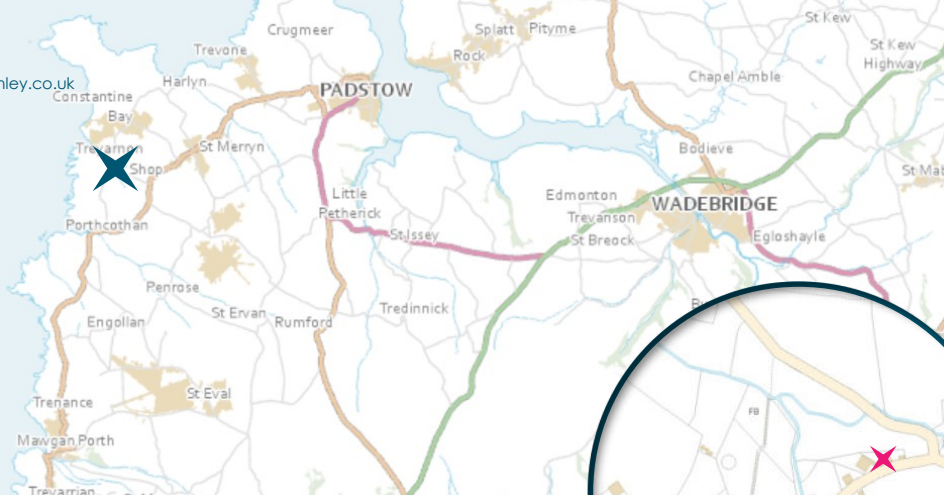
e: sales@jackie-stanley.co.uk

1 North Quay

Padstow

Cornwall

PL28 8AF



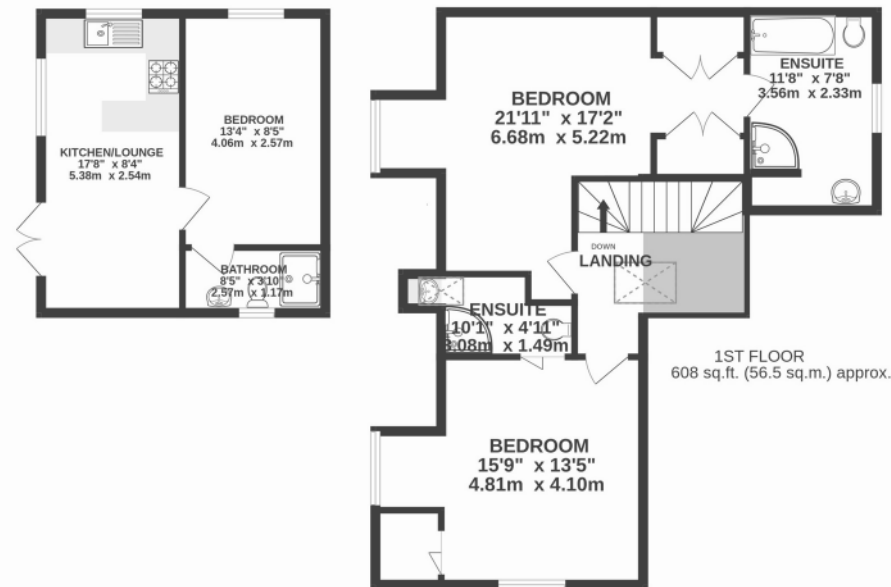
Separately from Hillside is The Bolthole, a one bedroom self contained annexe. The Bolthole has one double room with a high ceiling, a contemporary shower room and an open plan living/kitchen/dining space with underfloor heating throughout.

Externally, beautifully kept gardens stretch away from the house with an expanse of decking immediately to the rear providing the perfect spot for al fresco dining with a view! The hot tub is discretely situated for privacy and is included in the sale. There is a gravelled driveway with gates and parking for at least four vehicles. Services to the property include mains water and electricity, private drainage and an air source heat pump. EPC rating D. Council tax band deleted. Ofcom suggest superfast broadband availability. Ofcom suggest limited mobile connectivity.

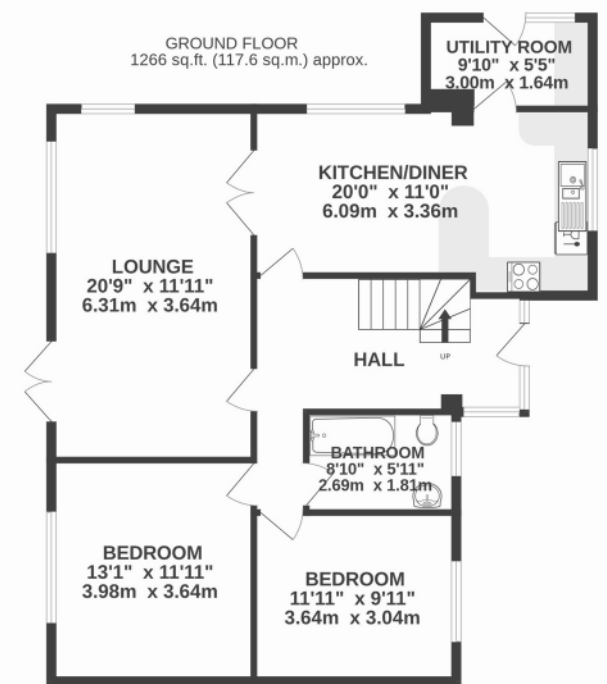
Treyarnon Bay is one of the gems of the North Cornish Coast with a stunningly large expanse of golden sand surrounded by low cliffs and backed by sand dunes. A mecca for surfers because of the year round consistent surf and a firm favourite with families due to the safe bathing and super rockpools for climbing, swimming and exploring. Treyarnon boasts a small café and summer beach shop and the South West footpath passes right across the bay. Renowned Constantine Bay is an easy walk away, across the flat headland North of Treyarnon. Constantine Bay is one of the most popular bays in North Cornwall, home to one of its finest and renowned surfing beaches as well as the championship golf course at Trevose. There is the superb Constantine Bay Stores and surf shop nearby and St Merryn village is just one mile distant with a selection restaurants, shops and public houses. The revered Pig restaurant and hotel is a scenic 20 minute walk away in nearby Harlyn.

The historic and picturesque fishing town of Padstow is just five miles distant, revered for being Cornwall's foodie capital with restaurants such as Paul Ainsworth's Michelin starred No.6, cool seafood bar Prawn On The Lawn and of course Rick Stein's esteemed Seafood restaurant to name just a few.

To find Hillside, leave Padstow and follow the B3276 towards Trevone and St Merryn. Follow this road for approximately 2.7 miles. Pass the Cornish Arms pub and continue into the heart of St Merryn. Pass through St Merryn and continue until you see a sign to Treyarnon, turning right. Continue down this lane and turn left at the first T junction. Hillside can be found along on the right hand side. The postcode for satellite navigation is PL28 8PL. What3words: printers.lentil.directors



1ST FLOOR
608 sq.ft. (56.5 sq.m.) approx.



GROUND FLOOR
1266 sq.ft. (117.6 sq.m.) approx.

TOTAL FLOOR AREA : 1873 sq.ft. (174.0 sq.m.) approx.