

Spindlewood

CONSTANTINE BAY



Jackie Stanley
ESTATE AGENTS



- **Striking Contemporary Coastal Home of over 2,900 Square Feet**
- **Exquisitely Designed with Exceptional Architectural Quality**
- **Four Double Bedrooms/Four Luxurious Bathrooms**
- **Premium German Kitchen with Gaggenau Appliances**
- **Underfloor Heating, Solar PV Array, & MVHR System**
- **Beautifully Landscaped South Facing Gardens & Grounds**
- **Ample Driveway Parking with Electric Gated Entrance**
- **Moments from Constantine Bay & Trevoze Golf Club**

Jackie Stanley Estate Agents are privileged to bring to the market Spindlewood, an exquisitely designed property of exceptional architectural quality, thoughtfully conceived and situated just moments from the first tee of Trevoze Golf Club and magnificent sandy beach within exclusive Constantine Bay, home to one of Cornwall's finest surfing beaches.

Finished to a bespoke and exemplary contemporary standard with meticulous attention to detail, Spindlewood offers over 2,900 sq ft of expansive, premium-quality accommodation. Notable features include underfloor heating throughout, a solar PV

array, MVHR system, aluminium windows and doors, smart PIR lighting, an electric gated entrance, and a comprehensive alarm system.

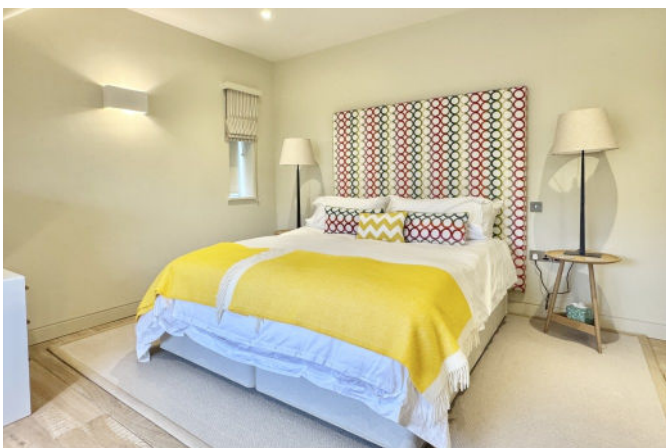
A grand, full-height entrance hall provides a striking and fitting introduction to this impressive home. The kitchen and bathrooms are of exceptional quality, with the German-made kitchen being a particular highlight, featuring Bulthaup cabinetry and Gaggenau appliances. The living room is beautifully appointed and centred around a sleek contemporary inset fireplace. A versatile snug offers flexibility as an additional reception room or double bedroom, complete with a luxurious en-suite bathroom.

To the first floor, the refined principal bedroom suite enjoys a fully fitted dressing room and a generous, luxurious en-suite bathroom, featuring a freestanding oval bath and a separate walk-in shower.

Externally, a striking combination of granite setts and resin-bound driveway, interspersed with gravel and ornamental grasses, complements the architecture and creates an impressive approach. The rear garden boasts an extensive porcelain-tiled terrace, seamlessly connecting to the kitchen/dining room via bi-

Spindlewood, Constantine Bay

PL28 8JD £2,100,000



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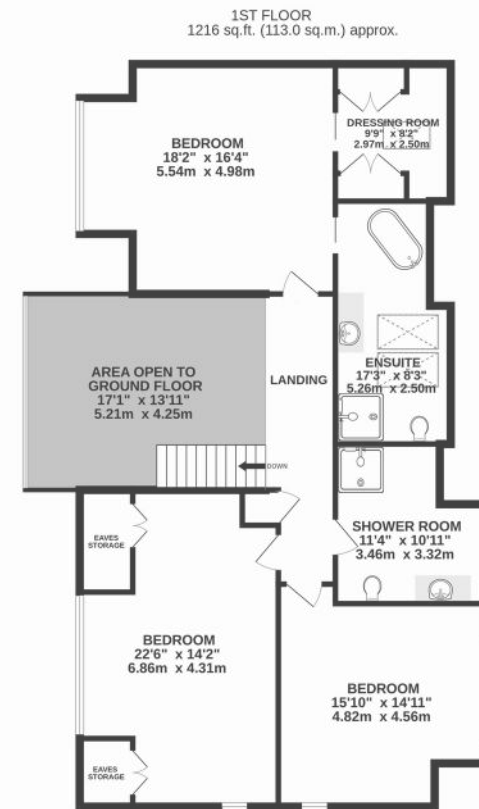
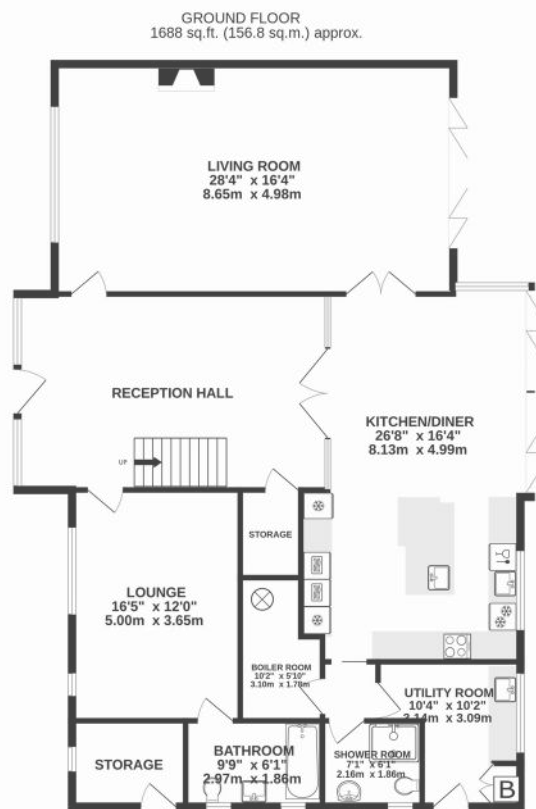
fold doors, ideal for entertaining. A raised lawn, generously planted borders, and a substantial garden shed/summerhouse complete the offering.

Services to the property include mains water and electricity, LP gas underfloor heating system and a private drainage system. EPC rating C. Council tax band G. Ofcom suggest superfast broadband availability. Ofcom suggest 5G mobile coverage.

Constantine Bay is one of the most sought-after bays in North Cornwall, celebrated for its outstanding surfing beach and the championship links at Treveose Golf and Country Club. The excellent Constantine Bay Stores and nearby surf shop cater perfectly for beach-side living, while the vibrant village of St Merryn, just one mile away, offers a selection of restaurants, shops, and traditional public houses.

The chic boutique hotel and restaurant The Pig at Harlyn Bay lies in the neighbouring bay of Harlyn, within easy walking distance of Spindlewood. The historic fishing port of Padstow, only four miles away, boasts an exceptional dining scene, including Michelin starred No.6 Padstow by Paul Ainsworth, the relaxed seafood favourite Prawn On The Lawn and Rick Stein's Seafood Restaurant, a cornerstone of the town's culinary reputation.

To find Spindlewood, leave Padstow and turn right onto the B3276 and follow this road for approximately 2.8 miles driving through St Merryn. Turn right at signs to Constantine Bay and follow this lane passing through Towan. As you enter Constantine, Spindlewood can be found along on the left hand side. The postcode for satellite navigation is PL28 8JD. What3words: alleyway.swatting.driven



TOTAL FLOOR AREA : 2904 sq.ft. (269.8 sq.m.) approx.

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