

21 Crescent Rise

CONSTANTINE BAY



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ESTATE AGENTS





- **Beautifully Refurbished Contemporary Beach House**
- **Four Double Bedrooms with Master En-Suite, Dressing Room & Family Bathroom**
- **Clean, Crisp & Light-filled Interior with an Open Plan Living Space**
- **Enclosed Landscaped Gardens & External Shower**
- **Attached Garage & Ample Driveway Parking**
- **Planning Permission for a Fifth Bedroom**
- **Quiet Cul-De-Sac Location**
- **A Short Stroll to Constantine Bay & Trevoze Golf Club**

21 Crescent Rise is quietly positioned within the highly sought-after coastal village of Constantine Bay, just a short walk from the golden sandy beach and the Championship Golf Course at Trevoze. The property sits comfortably within a large and level plot, enjoying gardens to the front and rear together with ample driveway parking and garage.

Recently, 21 Crescent Rise has undergone a comprehensive scheme of modernisation and refurbishment by the current owners, resulting in a beautifully presented home finished to a high standard throughout. The accommodation is spacious and light-filled, centred around an open-plan L-shaped living space. This versatile area features a sleek

modern kitchen with an eye-level oven, grill, microwave, integrated dishwasher, wine chiller, fridge and freezer. Half-height panelling, together with built-in cupboards and shelving, brings character and elegance to the adjoining dining and living area, where a wood-burning stove is set in one corner. There is ample space for sofas, a dining table and occasional furniture, while French doors open directly onto the rear garden. Natural light floods the room, creating a welcoming and airy atmosphere.

There are four double bedrooms. The master bedroom, set to the rear of the property and overlooking the garden, benefits from a stylish en-suite shower room and a walk-in dressing room complete with wardrobes. Another one of the bedrooms has a range of built in wardrobes. A separate family bathroom provides a shower over bath, also finished in a crisp contemporary style.

The rear garden is a particular feature, beautifully landscaped with a lawned area, a huge expanse of slate patio, flower beds and wooden fencing offering privacy. To the front, a wide expanse of wild meadow/lawn sits alongside a driveway which leads to a single garage with an up-and-over door.

## 21 Crescent Rise, Constantine Bay PL28 8JE £1,250,000 guide



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Having undergone a complete facelift, 21 Crescent Rise now stands out as a distinctive home within the locale, finished with an attractive combination of stone and larchwood cladding. Its contemporary exterior is complemented by bold and stylish yellow front and garage doors, giving the property a unique and welcoming character before you even step inside. Planning permission was sought and granted in 2024 for a single storey extensions to the front of the property to add a fifth bedroom. PA23/10081. Services to the property include mains water and electricity, private drainage and LP gas central heating. EPC rating E. Council tax band E. Ofcom indicate superfast broadband availability. Ofcom indicate 5G mobile coverage.

21 Crescent Rise is well suited either as a family home or as a holiday retreat, offering light-filled accommodation, peaceful surroundings and a wonderfully convenient location.

Constantine Bay is one of the most desirable bays in North Cornwall, home to one of the region's finest surfing beaches and the championship golf course at Trevoze. Constantine Bay Stores and surf shop are close at hand, with the bustling village of St Merryn just a mile away offering a selection of shops, restaurants and pubs. In the neighbouring bay of Harlyn you will find The Pig, a boutique hotel and restaurant, while the historic fishing town of Padstow is only four miles distant with its vibrant harbour, cafés, pubs and renowned dining, including Paul Ainsworth's Michelin-starred No.6 and Rick Stein's iconic Seafood Restaurant.

To find 21 Crescent rise, 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. As you enter Constantine, turn left into Crescent Rise. Follow the road up and 21 can be found directly in front of you as the road forks right. The postcode for satellite navigation is PL28 8JE. What3words: permanent.crossings.cobras

