

Tregothnan

TREYARNON BAY



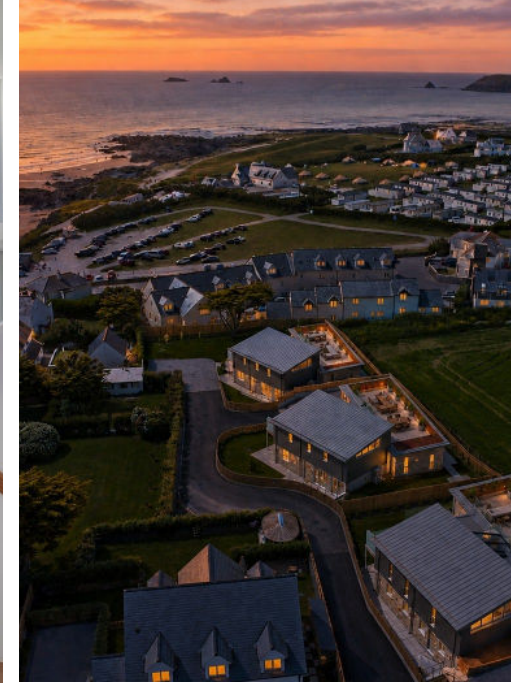
Jackie Stanley
ESTATE AGENTS



- *Brand New Contemporary Detached House with Sea Views*
- *Prime Location 200 Yards from the Golden Sands of Treyarnon Bay*
- *Five/Six Bedrooms with Five Premium Bathrooms*

- *Over 2,660 Square Feet of Uniquely Designed Accommodation with Exceptional Architectural Quality*
- *Fabulous German Nolte Kitchen & Spacious Open Plan Living Space*
- *Air Source Underfloor Heating System & EV Charging Point*
- *Substantial Sea View Roof Terrace, Balcony, Lawn & Granite Patios*
- *A Mile from Treose Golf Course & a Short Drive from Padstow's Historic Quayside & Revered Restaurants*



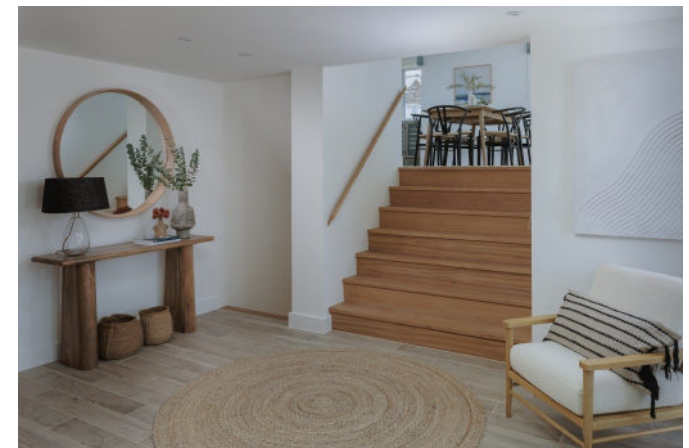


Just 200 yards from the golden sands of Treyarnon Bay, one of Cornwall's most celebrated beaches, stands Tregothnan, a brand new architectural masterpiece that redefines contemporary coastal living. Part of Waterbeach Mews, an exclusive collection of just five bespoke homes by the acclaimed Waterbeach Property Company, this striking five/six-bedroom residence offers over 2,660 square feet of innovative design and luxurious detail.

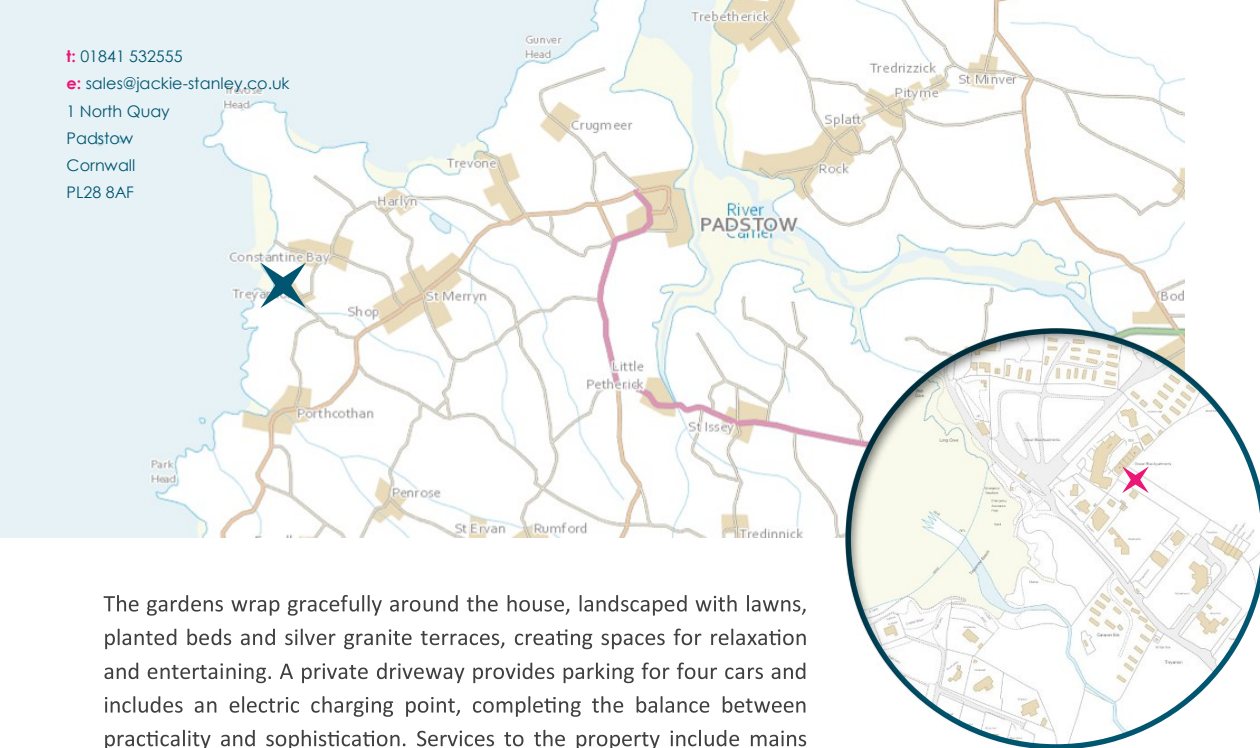
Every element of Tregothnan has been conceived to embrace the Cornish coastal lifestyle. Natural stone and slate-hung facades are softened by zinc and green roofs, while expansive glazing draws in the light and frames mesmerising views of sunsets, sea and sky. The split-level design creates a sense of flow and separation, with the bedroom wing tucked away from the dramatic open-plan living space, roof terrace and balcony, all perfectly orientated to capture the westerly seascape.

Inside, the specification is of the highest order. A sleek Nolte German kitchen with integrated Miele appliances anchors the living space, complemented by five elegant bathrooms finished with Villeroy & Boch fittings and frameless glass. Air source heating, a mechanical ventilation and heat recovery system, and slimline aluminium windows ensure both comfort and efficiency, while the interiors radiate a calm, contemporary aesthetic designed for modern living by the sea.

Tregothnan, Treyarnon Bay, PL28 **8JR £1,500,000 offers over**



t: 01841 532555
e: sales@jackie-stanley.co.uk
1 North Quay
Padstow
Cornwall
PL28 8AF



The gardens wrap gracefully around the house, landscaped with lawns, planted beds and silver granite terraces, creating spaces for relaxation and entertaining. A private driveway provides parking for four cars and includes an electric charging point, completing the balance between practicality and sophistication. Services to the property include mains water, electricity and drainage with an air source heating system. EPC rating B. Council tax band TBC. Ofcom suggest ultrafast broadband availability. Ofcom suggest 4G mobile connectivity.

Treyarnon Bay itself is a jewel of the North Cornish coast: a wide sweep of golden sand, dramatic rockpools and rolling surf, loved equally by families and surfers. A short stroll across the headland lies Constantine Bay, home to one of Cornwall's finest beaches and the championship Trevose Golf Course. Nearby, the village of St Merryn offers shops, restaurants and pubs, while The Pig at Harlyn Bay is a scenic twenty-minute walk along the coast. Just five miles away, the historic harbour town of Padstow serves as Cornwall's culinary capital, with Michelin-starred dining, celebrated seafood and a vibrant year-round atmosphere.

Tregethnan is more than a house. It is a rare opportunity to own a home that fuses architectural vision with a coveted coastal address, promising a lifestyle of elegance, freedom and connection to one of Cornwall's most breathtaking settings.

To find Tregethnan, leave Padstow and turn right onto the B3276 and follow the road for 3.7 miles driving through St Merryn. Turn right at signs to Treyarnon and follow this lane for approximately one mile to the centre of Treyarnon, following signs for Treyarnon Bay. Approximately 200 yards from the beach, turn right into Waterbeach Mews and Tregethnan is the final house into the development. The postcode for satellite navigation is PL28 8JR. What3words: compelled.comedy.pythons

