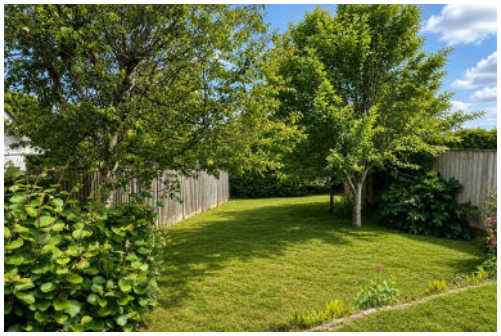
Samphire
TREVONE
Jackie Stanley
ESTATE AGENTS



- ***Exceptional Contemporary Detached Coastal Home Moments from Trevone Beach***
- ***Beautifully Presented Accommodation of Over 2,500 Square Feet***
- ***Five Bedrooms including Two En-Suite***
- ***Principal Suite with Walk-In Wardrobe & Ocean Views***
- ***Superb Open Plan Living Space with Wood Burning Stove***
- ***Private Enclosed Landscaped Gardens with Outdoor Shower***
- ***Integral Garage, Carport & Ample Driveway Parking***
- ***Elevated above the Sandy Beach & Rock Pools of Trevone Bay***

Samphire is an outstanding contemporary coastal residence situated just moments from the golden sands of Trevone Beach, offering beautifully appointed accommodation, far-reaching sea views and an enviable lifestyle on Cornwall's highly sought-after north coast.

Thoughtfully designed to combine modern elegance with relaxed coastal living, this exceptional home provides generous and versatile accommodation perfectly suited to both family life and entertaining, all within one of the region's most desirable seaside settings.

Flooded with natural light throughout, the ground floor has been expertly arranged to create a seamless connection between the principal living spaces. At the heart of the

home lies an impressive open plan kitchen, dining and sitting room where sleek contemporary finishes and clean architectural lines are balanced by an inviting sense of warmth and comfort. Deep navy cabinetry is complemented by crisp stone work surfaces and quality integrated appliances, creating a refined yet highly practical kitchen space ideal for both everyday living and social occasions alike. The adjoining dining area and spacious sitting room provide an elegant setting for relaxed gatherings throughout the year, while the charming sunroom further enhances the sense of space and light. Wide glazed doors at either end of the property open directly onto the gardens, allowing the coastal surroundings to become part of the living experience and creating effortless indoor-outdoor flow. During the cooler months, a wood-burning stove provides a welcoming focal point, adding character and ambience to this superb entertaining space. Located just off the kitchen, a separate utility room offers additional practicality and discreet storage, ideal for modern family living. There is also cloakroom.

The ground floor accommodation further benefits from a beautifully presented double bedroom complete with its own en-suite shower room, providing an ideal arrangement for guests or multi-generational living. In addition, a fifth bedroom serves equally well as a guest bedroom, home office or study space.

## Samphire, Trevone, PL28 8QJ

£1,000,000 guide

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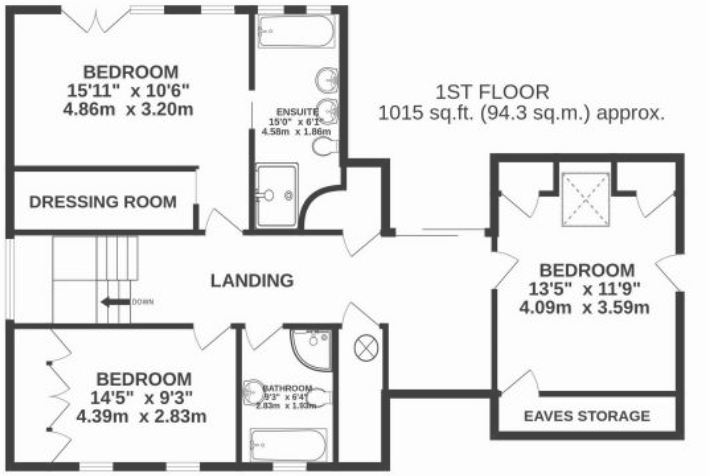


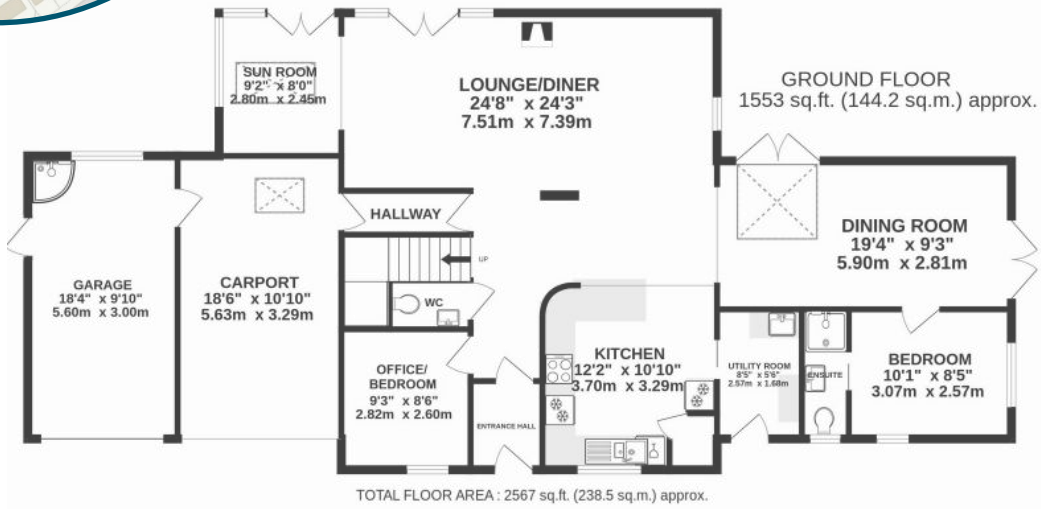


The first floor continues the home's sense of quality and sophistication. The principal bedroom suite enjoys elevated sea views from its private Juliet balcony and benefits from a luxuriously appointed en-suite shower room, complete with his-and-hers sinks, a walk-in shower enclosure and a freestanding bath, together with a generous walk-in wardrobe.

Two additional bedrooms are presented to an exceptional standard and offer flexible accommodation for family and guests with one featuring a Juliet balcony and large Velux window. A stylish family bathroom serves the remaining bedrooms, while a comfortable snug area positioned beside the striking glass-floored balcony provides a tranquil place from which to admire the sweeping views across the surrounding coastline and headland. The half landing features a bespoke padded window seat with views over the natural roof covering the car port and garage, creating an attractive and peaceful reading nook.

Externally, the enclosed gardens provide a private and secure space ideal for both children and dogs, while the generous sun deck offers the perfect setting for al fresco dining and relaxed coastal entertaining. An outdoor shower adds further practicality after days spent on the beach. The property also benefits from an attached carport leading to an integral garage with storage cages, a shower enclosure and personal door access, ideal for watersports equipment and outdoor gear. To the front, a large block paved driveway provides ample parking for several vehicles. The driveway is owned by Samphire, with the neighbouring property benefiting from a right of way for access purposes and contributing 50% towards any maintenance costs.

Combining sophisticated contemporary interiors with an exceptional coastal location, Samphire represents a rare opportunity to acquire a beautifully presented home perfectly suited as a luxurious principal residence, refined second home or high-quality holiday retreat on one of Cornwall's most desirable stretches of coastline. Services to the property include mains electricity, gas, water and drainage. EPC rating C. Council tax band F. Ofcom suggest ultrafast broadband availability. Ofcom suggest 4G 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, approximately 100m away, supplies a wonderful range of fresh local produce and the surf shop at the end of the road also has a 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 Samphire, follow the B3276 coast road out of Padstow towards Trevone, taking signs to Newquay. After half a mile, turn right to Trevone. Follow the lane for approximately 0.25 miles and the entrance to Samphire can be found on the right hand side shortly after Porthmissen Close. The postcode for satellite navigation is PL28 8QJ. What3words: shortcuts.warblers.picture

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