CORNWALL ESTATES
PADSTOW

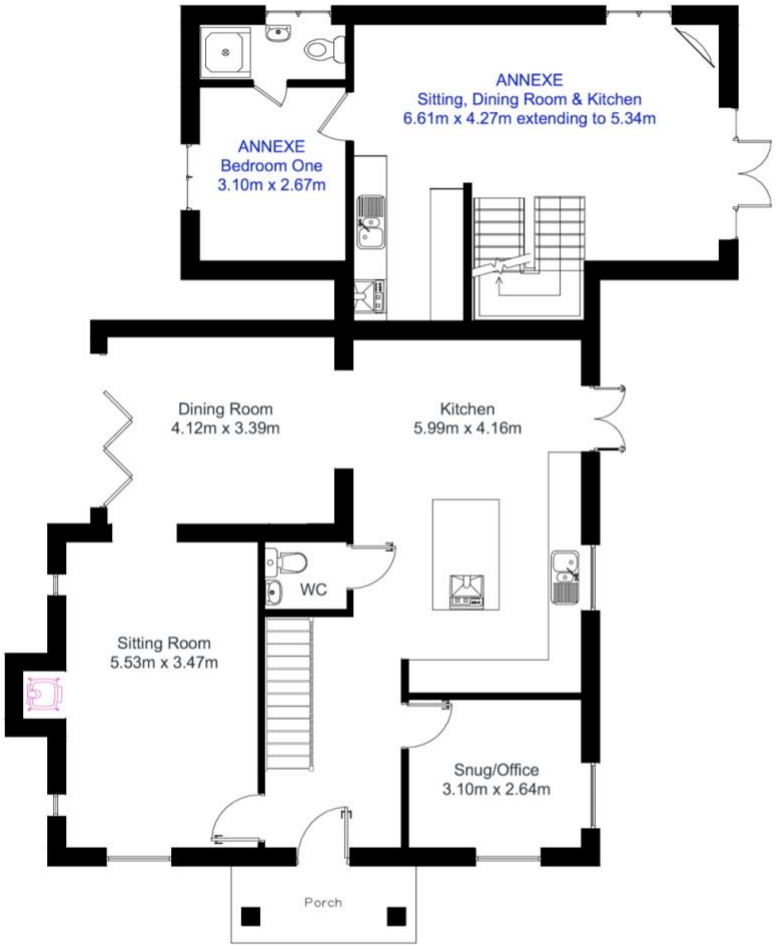
HARLYN BAY, PL28 8SB

Contemporary detached five-bedroom residence plus three bedroom annexe, within 100m of the sandy beach, with landscaped grounds and ample parking.

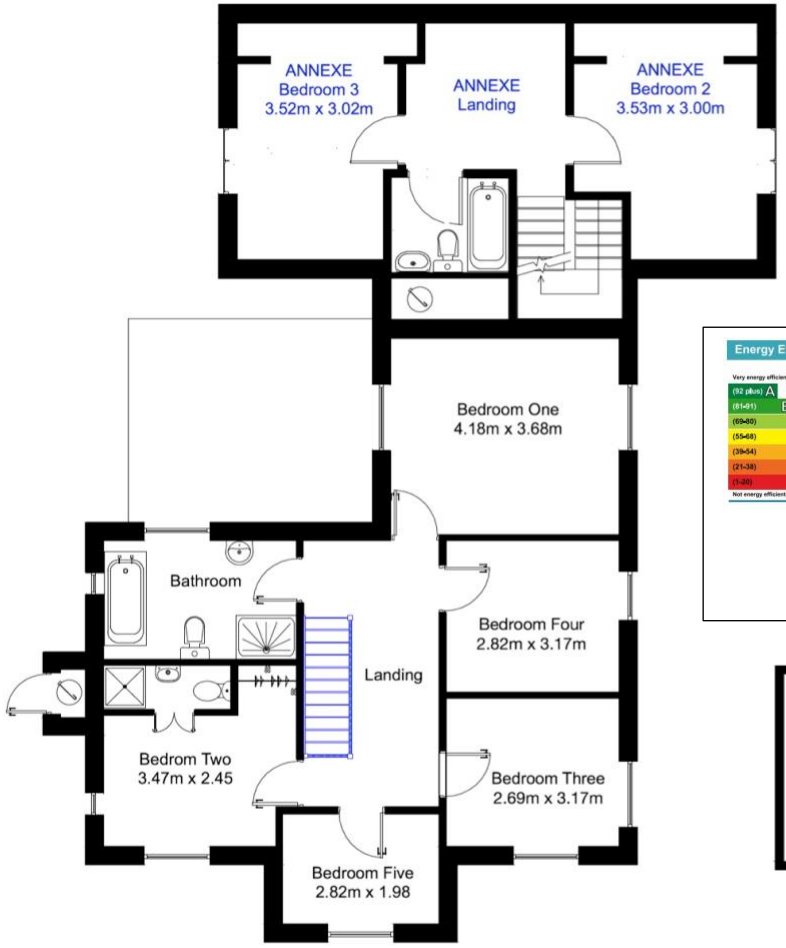
GUIDE PRICE £2,750,000
FREEHOLD

- 100M FROM THE BEACH
- TWO PROPERTIES
- LANDSCAPED GROUNDS
- CONTEMPORARY INTERIOR
- THREE BEDROOM ANNEXE
- ESTABLISHED HOLIDAY LET
- GAMES ROOM/OFFICE
- SEA GLIMPSES

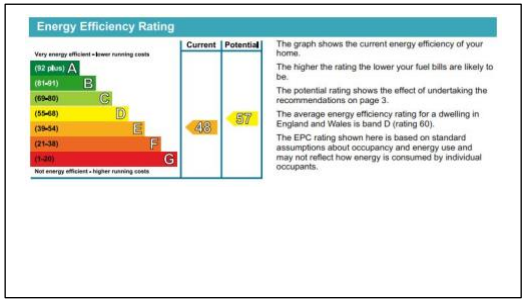
FLOORPLAN

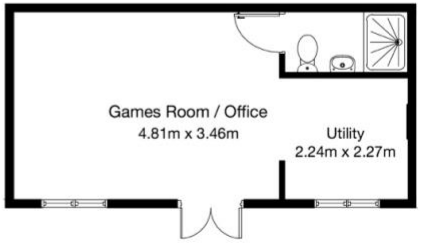


Ground Floor Plan 1:50



First Floor Plan 1:50





Ground Floor Plan 1:50

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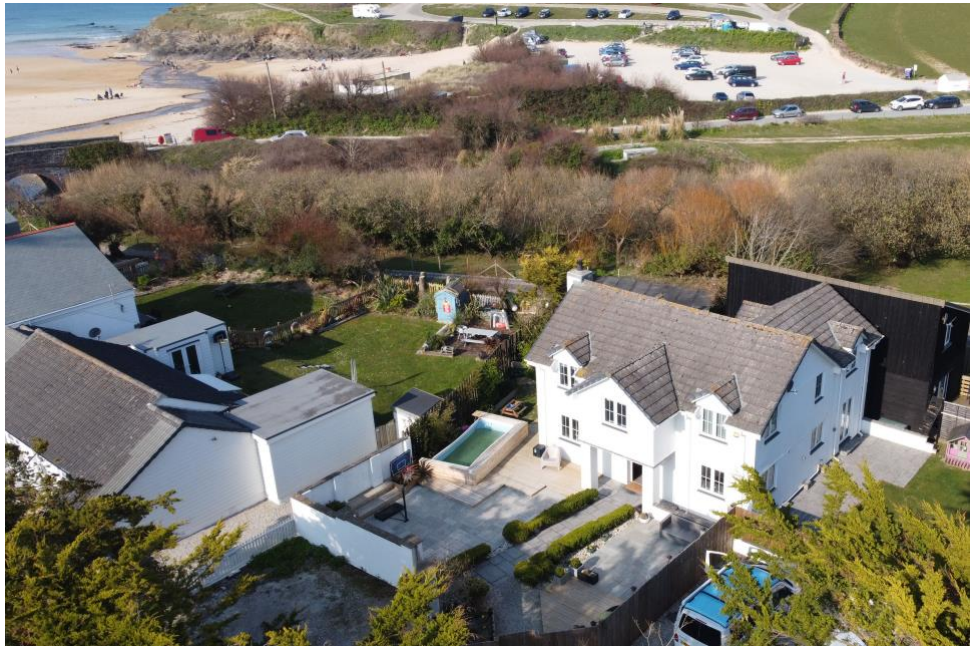
THE PROPERTY

Situated within a level walk of just 100m from the sandy beach at Harlyn Bay, comprising two properties set in a good sized, private plot with landscaped gardens and parking.

The main house offers a large family home with open plan living spaces and separate living rooms with four double bedrooms, further fifth bedroom, family bathroom and en-suite on the first floor. Features of the property include the stylish fitted kitchen with central island and modern design, contemporary tiled flooring in the hallway and bi-folding doors opening to the garden areas.

The second property is successfully holiday let by the current sellers. The annex is perfectly designed as an income generator to the main house. Comprising three bedrooms, en-suite, bathroom and open plan living area, the property is in good order internally with private decked garden area.



ACCOMMODATION

MAIN HOUSE

ENTRANCE
Front entrance door to;

HALLWAY
Contemporary tiled flooring, stairs to first floor, doors to;

SNUG
3.10m x 2.64m. Double glazed windows to the front and side, recessed ceiling spotlights.

CLOAKROOM
Low level WC, pedestal wash hand basin with cupboard under, part tiled walls, tiled flooring, heated towel rail, ceiling light.

KITCHEN
5.99m x 4.16m. Double glazed doors to the side, double glazed window to the side. A modern range of base & wall units to incorporate two ovens, steam oven, warming drawer, two dishwashers, plumbing for two automatic washing machines, central island with built in induction hob and stainless-steel extractor over, single bowl sink unit, recessed ceiling spotlights. Open plan to;

DINING ROOM
4.12m x 3.39m Skylight, bi-folding doors to the side, open plan to;

LIVING ROOM
5.53m x 3.47m Two slim double glazed windows to the side, double glazed window to the front, two ceiling lights, recessed area, log burning stove set in deep tiled recess, door to hall.

Stairs to first floor;

LANDING
Velux window, ceiling light, doors to;

BATHROOM
3.41m x 2.02m Double shower enclosure, panelled bath, low level WC, heated towel rail, sink unit, double glazed windows to the side and rear, recessed spotlights.

BEDROOM 1
4.18m x 3.68m Double glazed windows to the front and rear, recessed ceiling spotlights.

BEDROOM 4
3.17m x 2.68m Double glazed windows to the front and side, access to loft.

BEDROOM 5
2.82m x 1.98 Double glazed window to the side, recessed ceiling spotlights.

BEDROOM 3
2.69m x 3.17m Double glazed window to the side, recessed ceiling spotlight.

BEDROOM 2
3.47m x 2.45m Double glazed window to the side, recessed ceiling spotlights, door to;

EN-SUITE
Shower enclosure, low level WC, pedestal wash hand basin, built in cupboard, tiled walls & flooring.

ANNEXE

ENTRANCE
Double glazed door with windows either side to;

SITTING ROOM
6.61m x 4.27m extending to 5.34m Double glazed door to the rear, recessed spotlights, stairs to first floor, open plan to;

KITCHEN
A range of base & wall units incorporating a single drainer sink unit with mixer tap, oven with extractor over, plumbing for automatic washing machine, plumbing for automatic dishwasher, recessed spotlights.

BEDROOM 1
3.10m x 2.67m Double glazed window to the side, ceiling light, door to;

EN-SUITE
Shower enclosure, pedestal wash hand basin, low level WC, tiled walls & flooring, double glazed window to the rear.

Stairs to first floor;

LANDING
Spacious landing area which is used as a children's television room; velux window, recessed spotlights, doors to;

BEDROOM 2
3.53m x 3.00m Double glazed window to the side, ceiling spotlights, recessed wardrobe area.

BEDROOM 3
3.52m x 3.02m Double glazed window to the side, ceiling spotlights, recessed wardrobe.

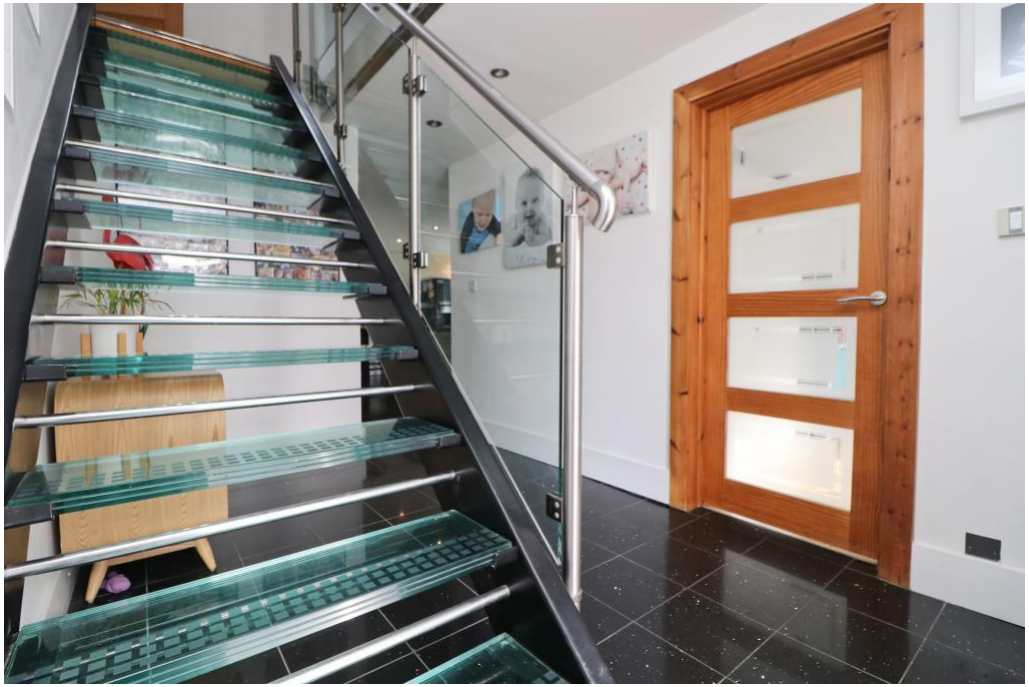
BATHROOM
2.20m x 1.74m Tiled flooring & walls, low level WC, pedestal wash hand basin, panelled bath with shower over, recessed spotlights.

GARDENS
The two properties have separate garden areas which provide privacy between the two properties. The garden for Beach Lodge is enclosed and comprises a decked patio area from the lounge together with further area at the rear. The main garden area for Azia Beach comprises a lawned area with decking and built in planters and small swimming pool enclosure, patio areas.

GAMES ROOM / OFFICE
4.81m x 3.46m plus 2.24m x 2.27m plus 1.1m x 2.23m Detached timber building with two windows to the front, shower room with WC and hand basin. Suitable for a number of purposes including a home office, or games room.

PARKING
With parking at the front of the property.

SERVICES
Mains water, electricity, drainage.



LOCATION

Harlyn Bay is a small coastal hamlet set in between the towns of Padstow and St Merryn, best known for the beautiful sandy beach. A superb holiday destination enjoying beautiful scenery and walks, located just a mile from Trevose Golf Course, 3 miles from Padstow and 1 mile from St Merryn for amenities. The beach is dog friendly all year round. Harlyn has a lovely beach café and another new development in process currently which will include a sophisticated restaurant/bar facility. The Pig restaurant is also within easy walking distance.

Beaches

100m to Harlyn beach

5 minutes to Trevone, Treyarnon and Constantine Bay

Travel

Bus links available within 200 yards

9 miles to Newquay Airport

21 miles to Bodmin Parkway

Amenities

1 mile to St Merryn village for

Convenience store

Primary School

Doctors Surgery

Restaurants & bars

3 miles to a supermarket

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