



ROHRS & ROWE

*Dobbin Cottage
Dobbin Road
Trevone
Padstow
PL28 8QW*

- Attractive detached contemporary residence
- Excellent sea views to Trevose Head
- Reverse level accommodation
- Spacious open plan living area
- Kitchen and diner
- Master bedroom en suite
- Guest bedroom en suite
- Enclosed courtyard garden
- Integral garage
- Two parking spaces

THE PERFECT COASTAL COTTAGE ENJOYING EXCELLENT SEA VIEWS OVER TREVONE BAY AND TOWARDS TREVOSE HEAD





PROPERTY

Dobbin Cottage is an excellent detached residence set in an exclusive and sought after area of Trevone. The property has been cleverly designed using a reversed level format to maximise the wonderful coastal outlook that its position enjoys; with a broad picture window providing wonderful sea views over Trevone Bay and to the west towards Trevoise Head. The open plan first floor accommodation offers a very pleasant open plan layout that includes the sitting area from which to enjoy the views, a good-sized dining space and an attractive modern kitchen. Downstairs, there are two good sized bedrooms which are both en suite. The master suite has the added advantage of direct access out onto the patio enclosed area.

The garden is at the rear and is arranged to offer a lovely area for entertaining, on the seaward facing aspect, with plenty of room to host summer barbecues. There is an integral garage which may offer further possibilities for accommodation (subject to any planning permission) but currently provides perfect storage for all manner of beach equipment. There is in addition parking for two cars.



LOCATION

Trevone Beach: 0.3 Mile • Trevoze Golf Club: 3 Miles • Constantine Bay Beach: 3.25 mile • Harlyn Bay: 1.75 Miles • Treyarnon Bay: 3.5 Miles • Padstow (Rick Steins Seafood Restaurant): 2.25 Miles • Rock: 3.25 Miles (via Foot Ferry at Padstow) • Wadebridge: 6 miles • Newquay Airport: 9.5 Miles • Truro: 25.5 Miles

Dobbin Road is a sought-after and quiet setting within the village and is one from which the properties on its seaward side, enjoy delightful sea views.

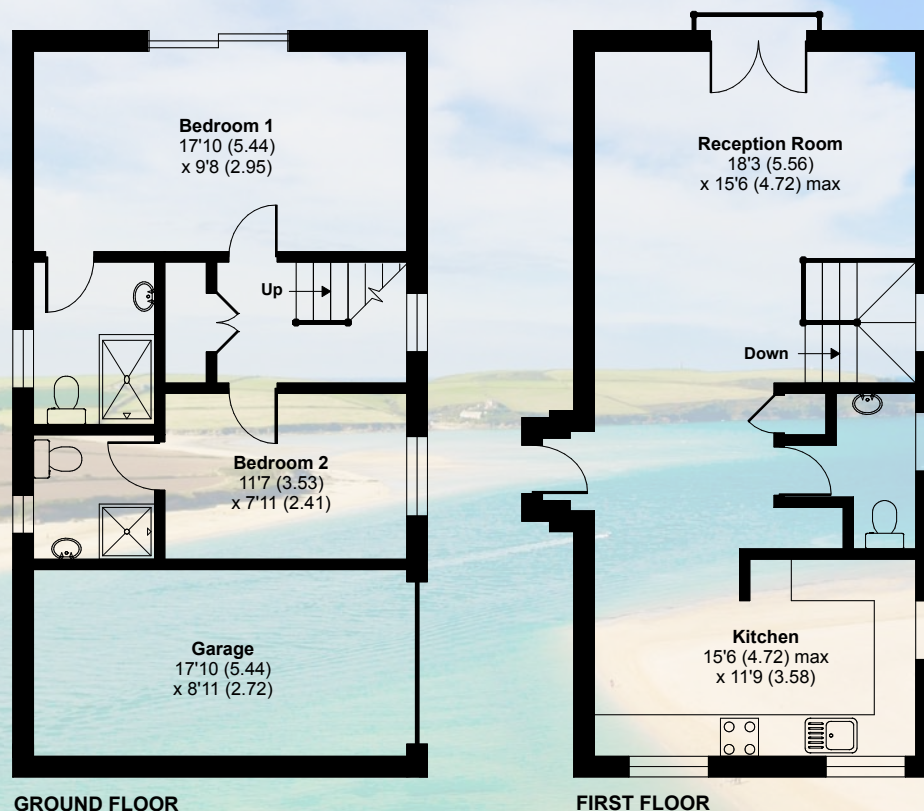
Trevone has a beautiful beach and its ease of access to other beaches and villages of the Seven Bays area, as well as to Padstow, has made it increasingly popular location over recent years. The Seven Bays is named after the seven beaches and bays that are positioned along this spectacular stretch North Cornwall coastline. There are exceptional lifestyle opportunities on offer along its mile upon mile of dramatic and rugged coastline. Overall, it is one of the most dramatic and beautiful areas of Cornwall and why it is loved by so many. For the keen golfer, the championship course of Trevoze is located just 3 miles away at Constantine Bay.

Nearby Padstow is one of the most sought after coastal town locations in the whole of the South West of England. Originally renowned for its picturesque harbour and its position overlooking the magnificent Camel Estuary, the town has more recently become a foodies destination of choice made famous by Rick Stein Seafood Restaurant and Paul Ainsworths Michelin starred No 6. Nathan Outlaw is just across the estuary at both Rock and Port Isaac and there are also many more exceptional local restaurants, pubs and boutique shops set amongst Padstows' picture perfect streets.

Just a few miles away is the award winning vineyard at Trevibban Mill and the long established Camel Valley Vineyard. The attractive neighbouring town of Wadebridge is just 6 miles away and offers a wider range of excellent shopping facilities and services. The exceptionally popular Camel Trail foot and cycle path runs alongside the beautiful Camel Estuary and runs from Padstow to Wadebridge

Dobbin Road, Trevone, Padstow, PL28 8QW

APPROX. GROSS INTERNAL FLOOR AREA 1138 SQ FT 105.7 SQ METRES (INCLUDES GARAGE)



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Services: Mains water, electricity, gas and drainage.

Directions: From Padstow, take the B3276 and travel for about 1.5 miles westbound and then turn right to Trevone. Proceed down the hill into the village and turn left signed for the Well Parc. Dobbin Road is straight ahead and Dobbin Cottage is the first house on the right hand side.

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