

Rohrs & Rowe

Beacon Place Station Approach, Victoria, PL26 8LG

Tel: 01872 306360

Email: info@rohrsandrowe.co.uk



ROHRS & ROWE



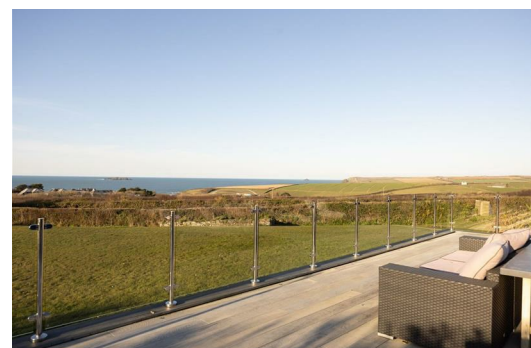
Tregea Harlyn Bay Road, St Merryn, Padstow, PL28 8SF

Guide price £2,500,000

Exceptional and large two storey 5 bedroom coastal residence boasting breathtaking panoramic sea views, stretching from Constantine Bay in the west, across Trevoze Head, and encompassing the entirety of Harlyn Bay. Offering exceptionally spacious accommodation, the property features five bedrooms and five bathrooms. Its generous 0.9-acre gardens are particularly large for a coastal home, providing both space and privacy. At the far end of the grounds, a recently built two-storey stylish garden room annexe adds considerable appeal and flexibility to the accommodation, ideal for guests, a studio, or a home office—enhancing the property's flexibility and appeal.

The original heart of Tregea is a charming stone-built residence, which has been significantly extended over time and it today comprises of circa 3600 square feet of accommodation. A striking contemporary extension has been added to the side, creating a breathtaking 29' x 25' garden/sunroom that enjoys fabulous views. At the centre of the home is a vast open-plan kitchen, dining, and living area, designed for sociable, modern living. The sleek grey kitchen features a large central island with contrasting white worktops, and seamlessly flowing into the expansive living and dining spaces. At the opposite end, the kitchen leads to a well-equipped utility room, a shower room, and a walk-in storage cupboard. Beyond these is a large cinema room/snug, providing an additional retreat for relaxation or a break out area for children. There is also a large storage room that provides a great room for owners private storage, if its used as a second/holiday home.

Adjacent to the living room, the spectacular sunroom boasts two walls of floor-to-ceiling glazing, perfectly framing the stunning sea views. French doors open directly onto a vast sun deck, connecting the house to its garden and creating an ideal space for outdoor entertaining too. There is also a large hot tub on the outside deck, taking in the sea views.



The bedroom accommodation is thoughtfully arranged over two floors, offering considerable flexibility. Three bedrooms are situated on the ground floor, one of which is en suite, while the other two are served by separate shower rooms. On the first floor, two further double bedrooms each feature en-suite facilities and enjoy breathtaking sea views. The principal bedroom also benefits from access to a small private balcony, perfectly positioned to take in the surrounding coastal panorama and sunsets.

Previously used as a successful holiday let and second home, Tregea's generous proportions—both inside and out—also make it an appealing option as a primary residence.

Garden Room Annexe

Built in 2021, this striking two-storey contemporary structure features a stunning clad exterior of Abodo wood, offering a bold architectural contrast to the original house. Spanning over 550 sq. ft., the annexe is classified as a garden room for incidental use to the main residence. The ground floor comprises a reception area, a shower room, and a flexible room currently used as a bedroom. The first floor features an additional living/sleeping space with access to a spacious terrace, where spectacular sea views can be enjoyed.

Gardens and Grounds

Tregea's expansive 0.9-acre grounds are predominantly laid to level lawns, offering both space and tranquillity. A secure storage building provides ample room for surfboards, beach gear, golf clubs, and garden equipment. A convenient outdoor hot water shower is perfect for beachgoers or dog walkers. The property is accessed via two five-bar gates, leading to a generous parking area with ample space for multiple vehicles.

Location

Perched above the breathtaking Harlyn Bay, Tregea offers a rare opportunity to immerse yourself in one of Cornwall's most spectacular coastal settings. Just south of Padstow, within the renowned Seven Bays area, Harlyn Bay is celebrated for its golden sandy beach, dramatic seascapes, and exceptional outdoor lifestyle. A favourite among families and surfers, the shallower waters of Harlyn Bay are sheltered by Trevose Head, making it a superb destination for families, surfers and beach lovers of all ages.

Beyond the beaches, the area offers world-class golf at Trevose Golf & Country Club and St Enodoc Golf Club, both featuring championship links courses with stunning coastal views. Food lovers are equally spoilt for choice, with an array of renowned restaurants, including The Pig at Harlyn Bay, Rick Stein's Seafood Restaurant, and Paul Ainsworth's

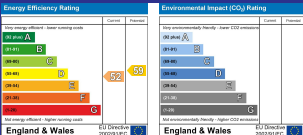
Michelin-starred No. 6 in Padstow, the St Enodoc Hotel and The Mariners pub in Rock.

For wine enthusiasts, the region boasts exceptional vineyards, including Trevibban Mill near Padstow and the internationally acclaimed Camel Valley. The vibrant town of Wadebridge offers boutique shopping and access to the scenic Camel Trail, a picturesque walking and cycling route along the estuary towards Padstow.

Whether drawn by the coastline, fine dining, or the relaxed Cornish lifestyle, Tregea is perfectly positioned to experience it all.

Services

Mains water and electricity. Private drainage. Oil fired central heating.



ROHRS & ROWE