

Rohrs & Rowe

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Dolphins Barn, Dobbin Close, Trevone, Padstow, PL28 8QS

Guide price £1,100,000

Occupying a peaceful position within one of North Cornwall's most sought-after coastal villages, Dolphins Barn is a substantial detached home extending to over 1,800 sq ft, set within mature gardens just 600 metres from Trevone Bay. Unusually spacious for such a well-located property, it combines generous accommodation, privacy and ample parking in one of Cornwall's most desirable coastal settings.

Arranged over its two floors, the accommodation has been carefully planned to create sociable living spaces alongside quieter areas to retreat. At its heart is an impressive triple aspect L-shaped kitchen / dining / family room overlooking the rear gardens, with French doors opening directly onto the rear terrace. The kitchen is fitted with granite work surfaces, a Rangemaster cooker and integrated appliances, while the generous proportions of the room provide ample space for both dining and relaxed seating, making it the natural hub of the home for everyday living and entertaining alike. A separate sitting room provides a more peaceful retreat, while a utility / shower room, cloakroom and useful store complete the ground floor.

Upstairs, the principal bedroom is one of the standout features of the house. A vaulted ceiling enhances the feeling of space, while vaulted glazing and doors open onto a good-sized private balcony, enjoying views of the headland and glimpses of the sea. An excellent en suite shower room completes the suite. There are three further bedrooms, one with its own en suite, together with a generous family bathroom, which provide flexibility to the accommodation, whether it be for family or guests.



Gardens

The gardens are a particularly valuable feature of Dolphins Barn. Extending to approximately 0.12 acres, they are unusually spacious for a property within such easy walking distance of the beach, providing broad lawns, mature planting and a good degree of privacy. Whether used for family gatherings, summer entertaining or simply relaxing in the sunshine, they create a wonderful setting that is becoming increasingly difficult to find within the heart of Trevone. To the front, electrically operated gates open onto a generous driveway providing parking for several vehicles.

The rear garden has recently benefited from planning permission for a separate dwelling. This may offer an interesting future opportunity, without detracting from the property's appeal as a substantial coastal home in its own right.

Location

Trevone has long been regarded as one of North Cornwall's most desirable coastal villages. Smaller and quieter than neighbouring Padstow, it has retained a genuine village atmosphere centred around its beautiful beach, dramatic coastline and relaxed way of life. Generations of families have returned here year after year, while many others have chosen to make it their permanent home, drawn by the exceptional coastal setting and welcoming community.

The village is centred around Trevone Bay, a popular sandy beach, together with the neighbouring rocky cove and natural tidal pool that have become favourites with swimmers, paddleboarders and families alike. The South West Coast Path passes through the village, offering spectacular walks towards Stepper Point, Harlyn Bay and the Camel Estuary. One of Dolphins Barn's great attractions is the ability to leave the car behind and walk to the beach, coast path and village amenities in just a few minutes.

Less than two miles away, Padstow provides an outstanding range of independent shops, cafés, restaurants and galleries surrounding its picturesque working harbour. The Camel Estuary offers sailing, paddleboarding, kayaking and access to the Camel Trail, while nearby Trevoze Golf & Country Club, overlooking Constantine Bay, is widely regarded as one of England's finest links courses. Together, Trevone and Padstow offer an exceptional combination of natural beauty, outdoor pursuits and day-to-day convenience that continues to make this one of Cornwall's most sought-after coastal locations.

Services

Mains gas, water, electricity and drainage.

