



Skylark Trewarmett

Nr Trebarwith Strand

Guide Price: £595,000

JB ESTATES

EST.  1971

Skylark Trewarmett

Trebarwith Strand, PL34 0EU

Completed in 2022, this striking detached energy efficient property offers 4-bedrooms and generous reverse living accommodation with light filled open plan living spaces and a leafy aspect. EPC Band B.

- Reverse living accommodation with generous light and airy open plan living space, a wood burner and patio doors out to two spacious balconies.
- Master bedroom with en suite shower room and walk-in wardrobe, three further bedrooms with a family bathroom. (Fourth bedroom currently used as a TV snug). Useful utility room.
- Enclosed low maintenance rear garden arranged across two terraces and surrounded by mature trees. External steps up to the living room.
- Off-road parking for multiple cars to the front with EV charging.
- With easy access to Trebarwith Strand beach, and nearby Tintagel and Boscastle.
- In all approx. 1,544 sq. ft. (143.4 sq. m.)

Trebarwith Strand & the beach 1.3 miles, Port Isaac 8 miles, Polzeath 11 miles, Rock 13 miles, Bodmin Parkway Train Station 21 miles

Viewings by appointment

Guide Price £595,000

FREEHOLD



THE PROPERTY

Skylark Trewarmett enjoys a leafy position close to Trebarwith Strand & Tintagel. This newly built property offers reverse living accommodation with four-bedrooms and two bathrooms, and a utility room all arranged on the ground floor. Upstairs, a well-appointed open plan living/kitchen/dining room is flooded with natural light and benefits from two balconies with far reaching countryside views towards the old mine. An enclosed low maintenance rear garden is laid out across two terraces and provides the perfect spot to soak up the sunshine. Finished with excellent attention to detail it would suit as a primary residence, investment property or holiday home.

ACCOMMODATION

GROUND FLOOR: Covered entrance | Hallway with storage | Principal en suite bedroom with doors to the garden | Three further double bedrooms | Family bathroom | Utility room with side door

FIRST FLOOR: Generous open plan kitchen, dining and living room with roof lights, full height glazing and two balconies, one with steps down to the rear garden.

OUTSIDE

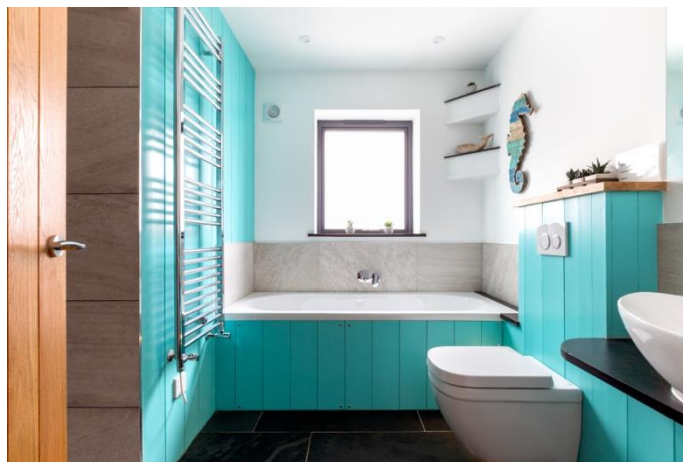
Off-road black paving parking with EV charger | Enclosed terraced rear garden.

SERVICES

Mains Electricity & Water | Private Treatment Plant | Air Source Heat Pump for Underfloor Heating and Hot Water | Solar PV (batteries can be added to potentially upgrade EPC to Band A and the fit tariff can be claimed). Estimated generation of 4582.20 KWh per annum.

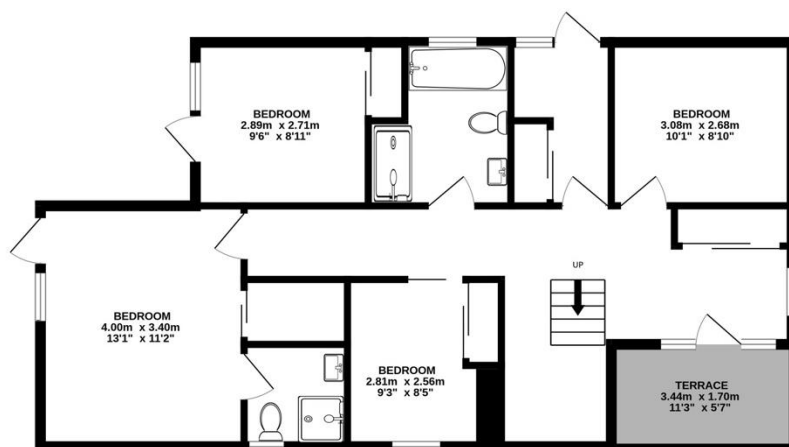
LOCATION

Situated in a stunning location, Skylark Trewarmett is located a short drive from the beach and amenities at Trebarwith Strand - a renowned surfing beach, with RNLI lifeguard cover and numerous rock pools. This dramatic stretch of coastline lies within easy access of the popular coastal hot spots of Rock, Polzeath and Port Isaac on the North Cornish Coast. There are a number of very good restaurants within close proximity, including The Mill House Inn and The Port William Inn overlooking the sea at Trebarwith, The Rocket Store in Boscastle, Nathan Outlaw's Michelin Starred restaurants in Port Isaac as well as Rick Stein and Paul Ainsworth in Padstow.

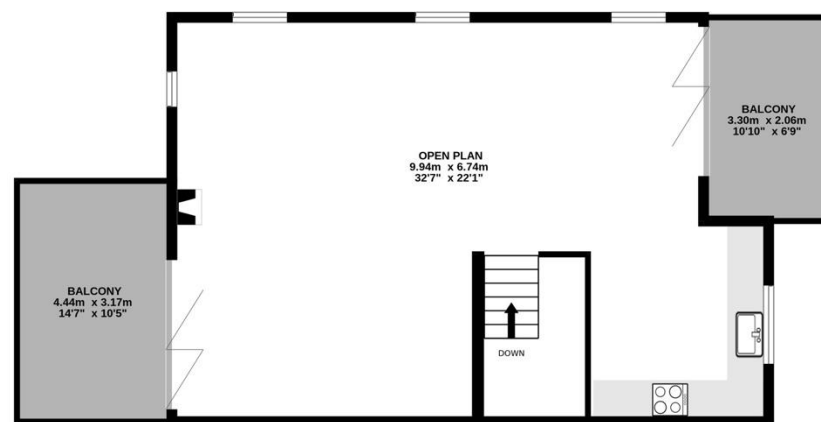




GROUND FLOOR
76.8 sq.m. (827 sq.ft.) approx.



1ST FLOOR
66.6 sq.m. (717 sq.ft.) approx.



TOTAL FLOOR AREA : 143.4 sq.m. (1544 sq.ft.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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