

Fairways, Trebetherick



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A beautifully presented bungalow with light-filled interiors, landscaped gardens and sweeping views across Daymer Bay.

Fairways is situated in the village of Trebetherick, with far-reaching views across Daymer Bay towards Padstow. Built in 1967, the house has been thoughtfully positioned to make the most of its exceptional coastal setting. Beautifully maintained throughout, it offers bright, elegant interiors. The current owners have undertaken a number of improvements, including rewiring, replumbing and an extension that creates a self-contained ancillary wing. Immaculate and ready to enjoy, Fairways also offers exciting potential for further enhancement or reconfiguration, subject to the necessary consents.

The house centres on an impressive open-plan living space, with distinct sitting and dining areas arranged around a log-burning stove. Beyond, the sunroom enjoys a dual aspect and sliding doors opening onto the terrace, where the exceptional views can be fully appreciated. The kitchen is fitted with shaker-style cabinetry and a comprehensive range of integrated appliances, including a dishwasher, double oven and induction hob. French doors lead onto a further south-facing deck, perfectly suited to al fresco dining.

Positioned at the front of the house to capture the views, the principal bedroom benefits from built-in wardrobes and an en suite bath and shower room. A second en suite bedroom, together with a utility room, separate WC and cloakroom, complete the accommodation in the bungalow. The annexe provides an open-plan living area, a kitchen and a shower room.

A private lane, forming part of the property's ownership, provides an attractive approach to the house, leading to a spacious driveway with parking for approximately six to eight vehicles. The lane also accommodates established rights of access for neighbouring properties and a public footpath. The property is approached through a decorative paved garden with mature planting, with a double garage to one side and the annexe to the other – giving it a charming courtyard feel.

A further enclosed garden is laid to lawn and framed by established planting and mature trees, creating a peaceful retreat. It also includes an additional garage and greenhouse. To the rear, the gardens are laid mainly to lawn and enclosed by a characterful Cornish slate wall, mature trees and hedging, creating a wonderfully private, leafy setting. A paved south-facing terrace is perfectly placed for entertaining or relaxing against a backdrop of far-reaching views.

2,735 sq ft (254.1 sq m)

**Spacious bungalow with sea views | Two en suite bedrooms
Open-plan dual-aspect reception room | Driveway parking
and two garages | Annexe | Landscaped gardens
Freehold | Residential**

Guide Price £2,500,000

Location

Set in one of North Cornwall's most sought-after coastal settings, Fairways is first time on the open market and perfectly placed to enjoy the very best of the area's beaches, outdoor pursuits and dramatic scenery. For walking, the South West Coast Path is nearby, offering miles of spectacular clifftop routes along the north Cornish coastline, as well as the Camel Estuary. Daymer Bay, famed for its golden sand, shallow waters and rock pools, is ideal for families, swimming and paddleboarding, while neighbouring Polzeath is widely regarded as one of the UK's premier surfing destinations, with a vibrant selection of cafés, restaurants and shops. There is an adjacent public footpath, easy walking to St Enodoc golf course and Daymer Bay to the left, to the right leisurely walk to The Point golf club and it's Padel tennis, gym and restaurant, or carry on to Polzeath surfing beach and shops.

The nearby village of Rock is renowned for sailing, waterskiing and excellent dining, with regular foot-ferry links across the estuary to Padstow. Golf enthusiasts are particularly well served, with both St Enodoc Golf Club and The Point at Polzeath within easy reach. Everyday amenities are available in Rock, Polzeath and Wadebridge, approximately six miles away, while some of Cornwall's most celebrated attractions, including the Eden Project and the cathedral city of Truro, can be reached in under an hour by car.

Postcode region: PL27

General

Local Authority: Cornwall Council
Services: Mains electricity and water. Drainage is septic tank/soakaway. Oil-fired central-heating.
Council Tax: Band F
EPC Rating: TBC
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>



Approximate Floor Area = 242.1 sq m / 2606 sq ft

Garage = 12 sq m / 129 sq ft

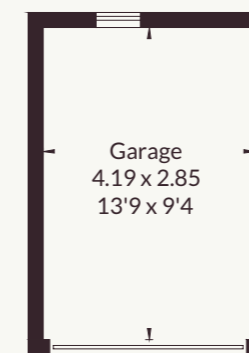
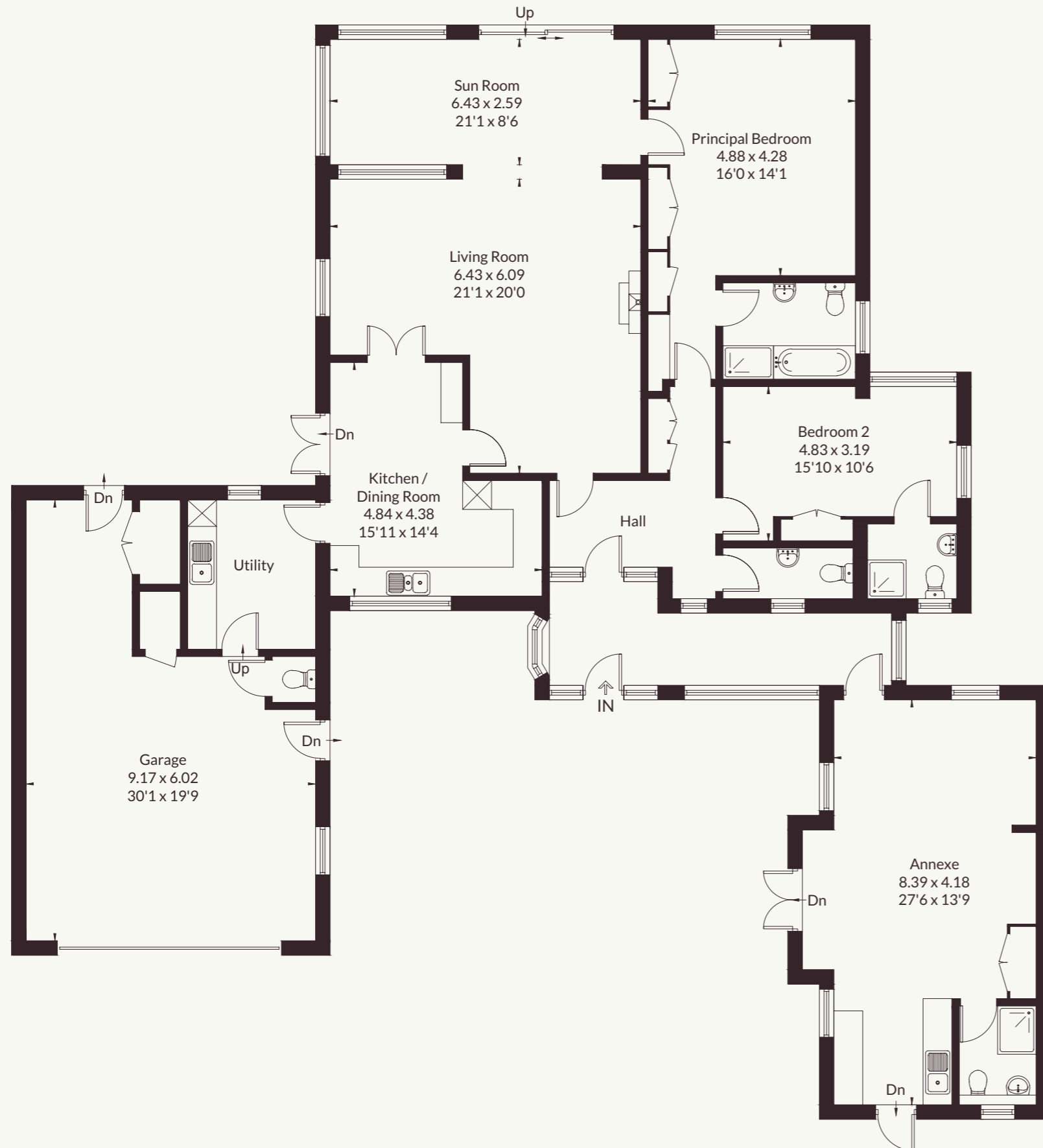
Total = 254.1 sq m / 2735 sq ft



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(Not Shown In Actual Location / Orientation)

This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #105820

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