

Rohrs & Rowe

Beacon Place Station Approach, Victoria, PL26 8LG

Tel: 01872 306360

Email: [info@rohrsandrowe.co.uk](mailto:info@rohrsandrowe.co.uk)



ROHRS & ROWE



Heligan Beach Road, Treyarnon Bay, Padstow, PL28 8JW

Offers invited £650,000

Nestled in one of North Cornwall's most coveted coastal enclaves, this beautifully proportioned three-bedroom penthouse duplex offers delightful sea views, refined interiors and a coastal lifestyle in a location that is both rare and highly sought after.

Set within a private development just moments from the golden sands of Treyarnon Bay, the property affords effortless access to the South West Coast Path, linking to the celebrated neighbouring beaches of Constantine Bay and Porthcothan Bay. Trevoze Golf & Country Club lies close by, while the acclaimed Pig Hotel and restaurant at nearby Harlyn Bay is a short drive away, ensuring a lifestyle that blends coastal leisure with understated luxury.

Light-filled and thoughtfully arranged over two levels, this exceptional apartment presents a rare opportunity to acquire a low-maintenance coastal sanctuary, ideal as a principal residence, second home, or private coastal retreat. It maximises natural light and panoramic coastal vistas, perfectly capturing the timeless charm and relaxed sophistication of Cornwall's seaside living.



PROPERTY

A flight of steps leads from the private walled garden and parking area to a welcoming entrance hall, which provides access to two well-appointed bedrooms and the staircase to the upper floor. The top level houses the principal living spaces and a versatile third bedroom, with en suite bathroom, currently arranged as a study with sofa bed.

At the heart of the home, the open-plan kitchen, dining, and living space stretches over 29 feet, flooded with natural light from dual-aspect east and west facing windows. Exposed beams, wood flooring, and a fireplace provide the space with both a warmth and character — an inviting environment for entertaining, unwinding after a day on the beach, coastal paths or after a round at the links.

The principal bedroom suite offers sweeping sea views, a good-sized dressing area with a range of built-in wardrobes, and a spacious en-suite bathroom. The second double bedroom also benefits from striking vistas and an en suite bathroom.

Practical touches include a walk-in utility and storage cupboard off the entrance hall, with additional outside storage beneath the outside staircase — ideal for surfboards, golf clubs, and beach or coastal gear.

OUTSIDE

Accessed via a private driveway, Heligan's gated private walled garden provides a serene and secure setting. The property features a generous parking space and a well-proportioned garden with a level lawn and a paved terrace — perfect for evening drinks or summer barbecues. A further terrace at the top of the external steps offers a tranquil, elevated spot for morning coffee, soaking in the rural panorama to the rear. Further visitor parking is available to the rear of the development.

Location

Treyarnon Bay forms part of the renowned “Seven Bays,” celebrated for their golden sands, dramatic cliffs, and excellent surf. Heligan also lies within very easy reach of Trevoze Golf & Country Club, one of the South West's most prestigious links golf courses, featuring three links layouts, the Championship 18-hole course, the Headland 9-hole course and the Short 9-hole course - world class golf for every level of player. There are also modern paddle courts and a heated outdoor pool. The club's restaurant and bar provide fine dining in an exclusive country-club setting.

The South West Coast Path offers breathtaking coastal walks to Constantine Bay, Trevoze Head, Harlyn Bay, and beyond to Trevone and Padstow. Padstow itself is a short drive away, offering a vibrant harbour-side lifestyle, boutique shopping, and a world-class culinary

scene — home to celebrated chefs including Rick Stein and Paul Ainsworth. Everyday amenities are nearby at the excellent Constantine Bay Stores, with additional shopping in St Merryn and a Tesco supermarket within Padstow.

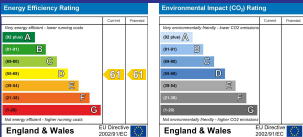
Services

Mains water, electricity, and drainage. LPG gas heating. Broadband.

EPC Rating: D

Tenure and Leasehold Information

The property is held on a long lease with approximately 975 years remaining. There is no ground rent payable. The current annual service charge is understood to be £1,800.



ROHRS & ROWE