



ROHRS & ROWE

Dolphins Barn
Dobbin Close
Trevone
Padstow
PL28 8QS

- Substantial detached coastal home
- Peaceful cul-de-sac setting within Trevone
- Approximately 600 metres from Trevone Bay Beach
- Four double bedrooms and four bathrooms
- Principal bedroom with vaulted ceiling, balcony and views to the sea
- Large L-shaped open-plan kitchen / dining / family room
- Separate sitting room
- Enclosed mature gardens extending to approximately 0.12 acres
- Lapsed planning permission for a separate detached dwelling
- EPC D



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A SUBSTANTIAL DETACHED COASTAL HOME WITH GENEROUS GARDENS, ATTRACTIVE SEA VIEWS AND EXCELLENT POTENTIAL, JUST A SHORT WALK FROM TREVONE BAY.





PROPERTY

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 an exceptional coastal setting.

At the heart of the house is an impressive L-shaped kitchen, dining and family room overlooking the rear gardens, with French doors opening directly onto the terrace. Granite work surfaces, a Rangemaster cooker and integrated appliances complement the generous proportions, creating an excellent space for family life and entertaining. A separate sitting room provides a quieter retreat, while a utility/shower room, cloakroom and useful store complete the ground floor. Upstairs, the principal bedroom features a vaulted ceiling, en suite shower room and private balcony with attractive views across the village towards the sea. Three further double bedrooms and a generous family bathroom provide excellent accommodation for family and guests.

The mature gardens extend to approximately a quarter of an acre, with established trees, well-stocked borders and generous lawns creating a particularly private and sheltered setting. A gated driveway provides ample parking for several vehicles. Planning permission was granted in 2022 for a contemporary detached dwelling within part of the garden. Although now lapsed, this may offer potential for a future application, subject to the necessary consents.







HARLYN BAY



TREVONE



CAMEL ESTUARY



PADSTOW

LOCATION

Trevone has long been regarded as one of North Cornwall's most sought-after coastal villages, combining a relaxed village atmosphere with immediate access to one of Cornwall's most spectacular stretches of coastline. From Dolphins Barn, Trevone Bay is just a short walk away, offering a sandy beach popular with families, surfers and swimmers, together with its much-loved natural tidal pool. The South West Coast Path can be joined within minutes, providing spectacular walks towards Stepper Point, Harlyn Bay and the dramatic North Cornish coastline beyond. The village itself offers a beach café, surf shop, farm shop and village hall, creating a strong sense of community throughout the year. Less than two miles away, Padstow provides an outstanding choice of independent shops, cafés and renowned restaurants, including those of Rick Stein and Paul Ainsworth, whilst nearby Trevoose Golf & Country Club is widely regarded as one of England's premier links courses.

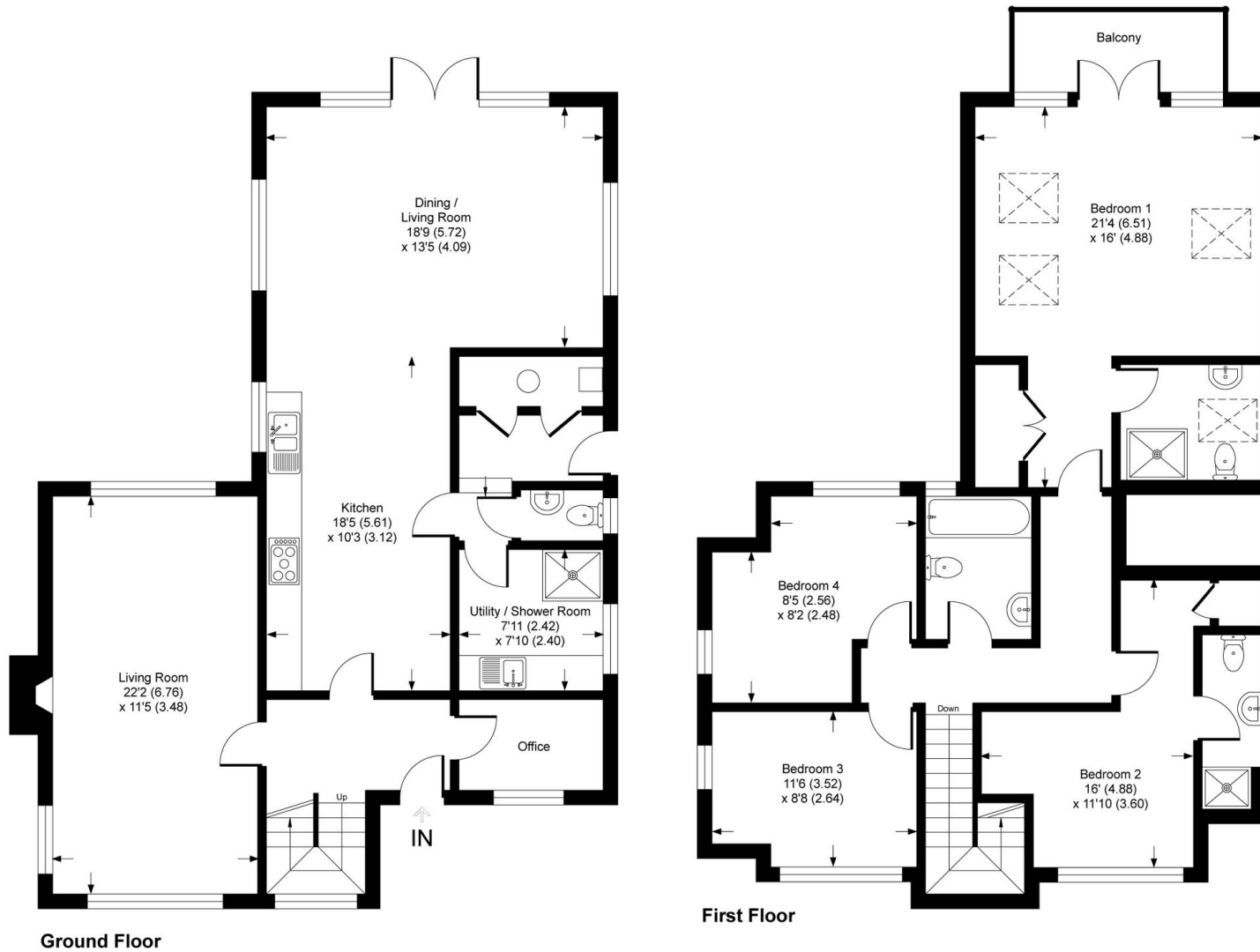
Beyond Trevone, the celebrated Seven Bays coastline offers an exceptional variety of beaches, each with its own distinct character, while the Camel Estuary, nearby sailing waters and countless opportunities for walking, cycling and water sports make this one of Cornwall's most rewarding places to live or own a second home. Whether it's an early morning swim in the tidal pool, a walk along the coast path to Harlyn Bay, or an evening spent in Padstow's renowned restaurants just a few minutes away, Dolphins Barn is perfectly placed to enjoy everything that makes this stretch of coastline so special.





Dobbin Close, PL28

Approximate Gross Internal Area = 179.3 sq m / 1931 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
Produced by Devon Property Photography for Rohrs & Rowe



Services: Mains gas, water, electricity and drainage.

Directions: What3words: ///candle.splinters.stretch

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