



TREFELIX

DAYMER BAY • TREBETHERICK • CORNWALL



TREFELIX

DAYMER BAY • TREBETHERICK • CORNWALL

A genuine “once in a lifetime opportunity” to own one of the few remaining properties within Trebetherick that has retained its original character and feel since the 1920s, yet has been modernised and updated where required. Protected by its own gardens and grounds, it enjoys a greater degree of privacy and shelter than many other properties within the area.

The property has direct access onto the golf course, church and beach.

On a national level Trefelix is an important property within this niche waterfront market.

It’s prime location and address, coupled with its privacy and space, makes Trefelix all the more special and rare.

Porch • Reception hallway/dining room • Drawing room • Kitchen/breakfast room • Loggia
Larder • Snug • Laundry room • Cloakroom • Library • Boot room • Shower room

2 bedroom suites • 5 further bedrooms • 2 family bathrooms • WC

Potential second floor apartment with separate external and internal access

Quadruple garage, workshop and substantial first floor

Extensive parking • Trailer/boat park • Summer house • Landscaped lawn • Hard tennis court

Gross Internal floor Area (approx.):

House: 4,170 sq ft 387.3 sq m (excludes restricted head height)

Garage Block: 1,322 sq ft 122.8 sq m (excludes restricted head height)

Outbuildings: 64 sq ft 59.4 sq m

In all about 2.6 acres (1.05 Ha)

Polzeath 1 mile • Rock 2 miles • Wadebridge 7 miles

Bodmin Parkway 17 miles (London Paddington 3 hours 41 minutes) • Newquay Airport 20 miles

(All distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statements of fact.
Your attention is drawn to the Important Notice on the last page of the text.



Trefelix – for sale freehold

Trefelix remains, without doubt, one of the principal properties within Daymer Bay and one of the few that still retains its original integrity and character. The property has a very peaceful and colonial feel to it and is completely unspoilt. It is protected by its own immaculate and enchanting gardens and yet is only a short walk to the St Enodoc golf course and the beach at Daymer Bay. Trefelix was built by Sir John and Lady Walsham in 1927, on their retirement from China. The current owners have lived at the property for over 30 years.

The property lies at the end of a no-through lane. The property has its own private drive and a gravel turning circle behind the house. The porch (with a cloakroom and WC) leads through into a large reception hall that is currently used as a dining room with a sitting room at one end. There is a delightful bay window (with leaded lights) and an open fire with a wood burner. Off the hall is the drawing room which has a lovely bay window. Similar to the majority of windows in the house this has leaded lights that create an Arts and Crafts feel. Also off the hall, are doors that lead out to a covered loggia.

The hall leads through to the kitchen and breakfast room that has an oil-fired, four door Aga (with an electric companion). The kitchen has an oak floor and sliding doors that lead through to the terrace and garden. The breakfast dining area within the kitchen is large enough for entertaining. There is also a larder off the kitchen.







Beyond the kitchen is a boot room, shower with WC and a laundry room. Beyond this is a playroom/library/study and snug. These latter two rooms have been converted from an integral double garage. Stairs lead up from the reception hallway to the first floor landing off which are a total of five bedrooms, two en suite bathrooms and a family bathroom. One of the bedrooms is currently used as an office.

The principal bedroom has particularly breath-taking views across Daymer Bay through a bay window. Stairs lead up from the first floor corridor to the second floor. The second floor can be occupied as a self contained apartment. It currently consists of a living room with a door leading out onto a small balcony, which probably has the best views from the entire house. At the other end

is a kitchenette, bathroom and the front door. There is a bedroom and a further bedroom/study. The apartment has separate external access down to the ground by a spiral staircase on the side of the house.



Approximate Gross Internal Floor Area

Main House: 4170 sq ft/387.3 sq m (excludes restricted head height)

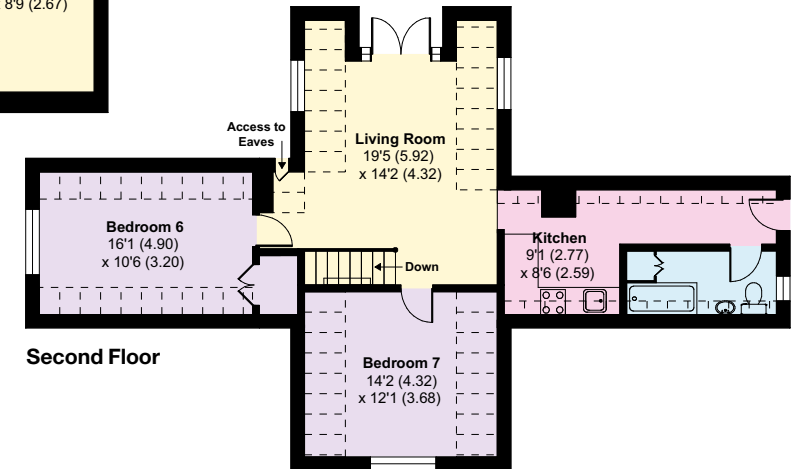
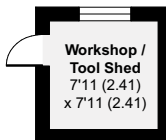
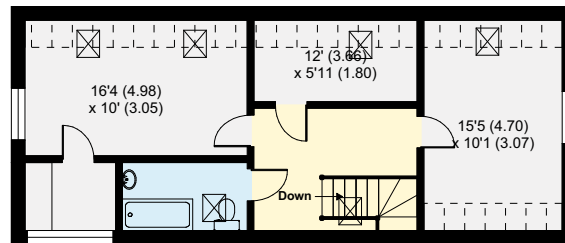
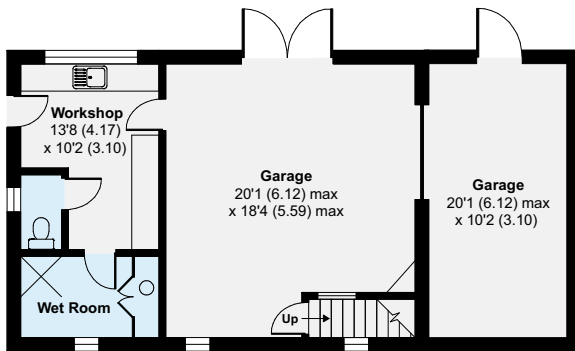
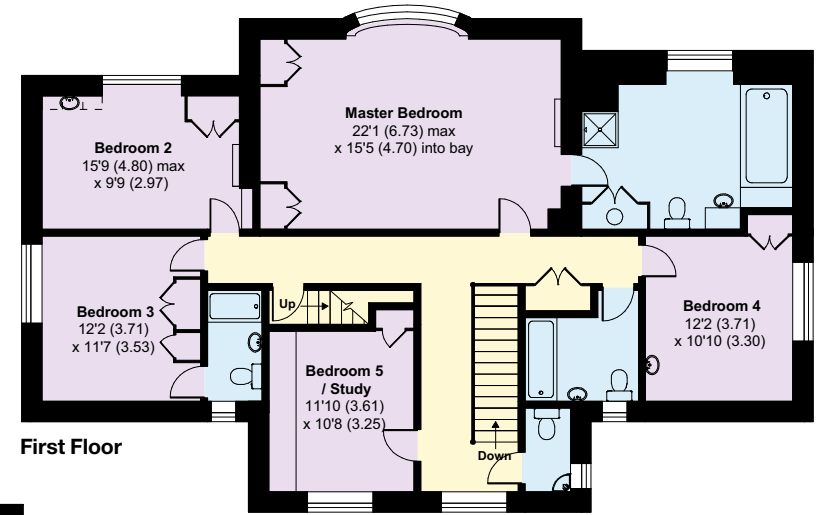
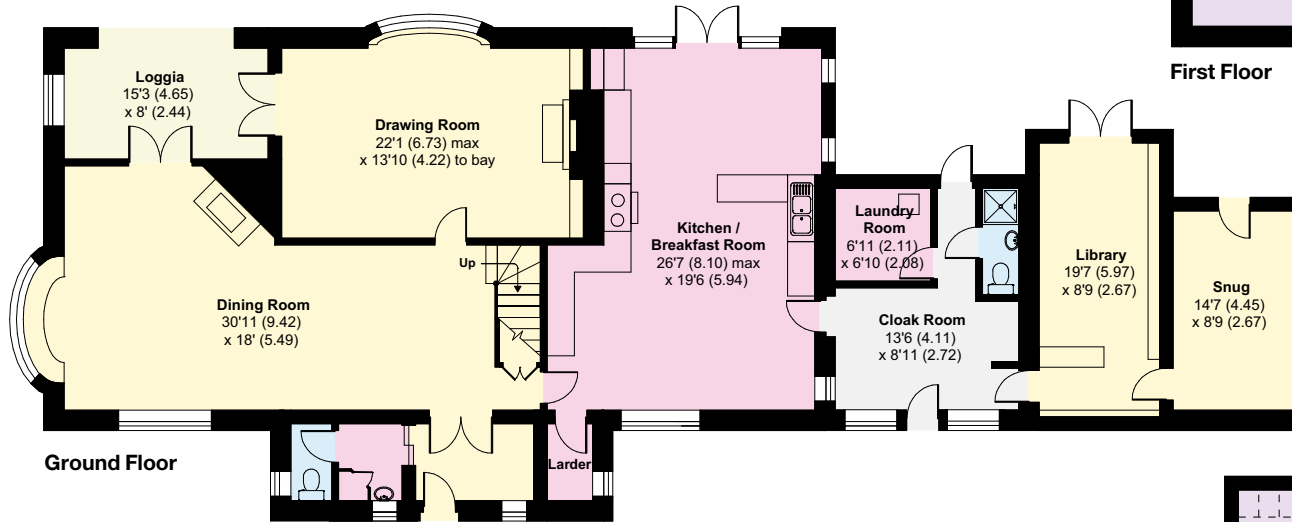
Garage Block: 1,322 sq ft 122.8 sq m (excludes restricted head height)

Outbuilding: 64 sq ft/59.4 sq m

This plan is for guidance only and must not be relied upon as a statement of fact.
Attention is drawn to the Important Notice on the last page of the text of the Particulars



Denotes restricted head height



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		52	68
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

Garage and Outbuildings

To the other side of the driveway is a quadruple garage with a workshop at one end. There is a WC, wet room, with stairs leading up to a first floor comprising three rooms and a bathroom. Beside the garage is a small workshop/tool shed. There is also a garden shed.

Gardens and Grounds

The gardens and grounds are particularly enchanting and consist of a hard tennis court, immaculate lawns, and a stream running down through the garden, along the side of the golf course and into Daymer Bay. Also within the garden is a sun dome and two terraces, all of which provide wonderful areas for outside entertaining depending on where the sun is shining. The garden has been cleverly designed to maximise the south facing aspects and privacy that the property enjoys.

North Cornwall

The surrounding area of North Cornwall is often regarded as the most popular coastal destination in the county. Unspoilt coastline can be found for miles with fantastic beaches and coastal walks. The areas surrounding Trebetherick are Areas of Outstanding Natural Beauty, thus protecting this picturesque setting.



Shopping: Between Polzeath and Rock there is a Fishmonger, Butchers, Deli, Baker, Post Office, Newsagent and General Store. The market town of Wadebridge is about six miles away and offers more extensive shopping and services.



Sailing and Watersports: Synonymous with top end UK holiday destinations, Polzeath and Rock provide a well-established centre for water sports, including dinghy racing, waterskiing, windsurfing and sailing. Both Rock and Padstow are protected and sheltered by the Camel Estuary. The water here is unusually calm and clear, making it perfect for swimming and water sports. Boat charter is available for those who



do not own a craft and mooring is in abundance for those who do. At low tide Rock overlooks more than a mile of sandy beaches along to Daymer Bay, which is popular with younger families. A little further on is Polzeath, which is more popular with surfers and enjoys the Atlantic rollers.



Restaurants: An excellent range of restaurants are within easy reach including the ** Michelin Restaurant under Nathan Outlaw in Port Isaac, the * Michelin Restaurant under Paul Ainsworth, No. 6 Padstow, Jamie Oliver's Fifteen restaurant at Watergate Bay and Rick Stein's seafood restaurant in Padstow. The Dining Room in Rock is also highly regarded.



Golf: The property is next to the St. Enodoc, one of the finest links courses in the country. The facilities at Roserrow Golf Course are excellent and include a restaurant, bar, fitness studio, indoor swimming pool and 18 golf course with private landing strip. The Trevoze Golf Club is also only a short drive away.



Travel by Car: Communications are good with the A30 dual carriageway at Bodmin only about 14 miles away,

which provides access to the national motorway, network at Exeter.



Travel by Train: There is a station at Bodmin Parkway (about 17 miles away) which links directly to London Paddington (3 hours 41 minutes).



Travel by Air: Newquay Airport is about 30 minutes away (19 miles) and offers a number of national and international flights via London Gatwick (under 1 hour flight away). Exeter Airport (77 miles) provides regular daily flights to most European Cities. Both cater for private and chartered jets. Helicopters can be landed at Rock, Roserrow or at the property by arrangement.

Services

Mains electricity and water. Private drainage septic tank. Oil fired central heating.

Fixtures and fittings

All items usually known as tenants' fixtures and fittings, whether mentioned or not in these sale particulars are excluded from the sale but may be available by separate negotiation. Such items

include all fitted carpets, curtains, light fittings, domestic electrical items, garden equipment, statuary and machinery.

Local Authority

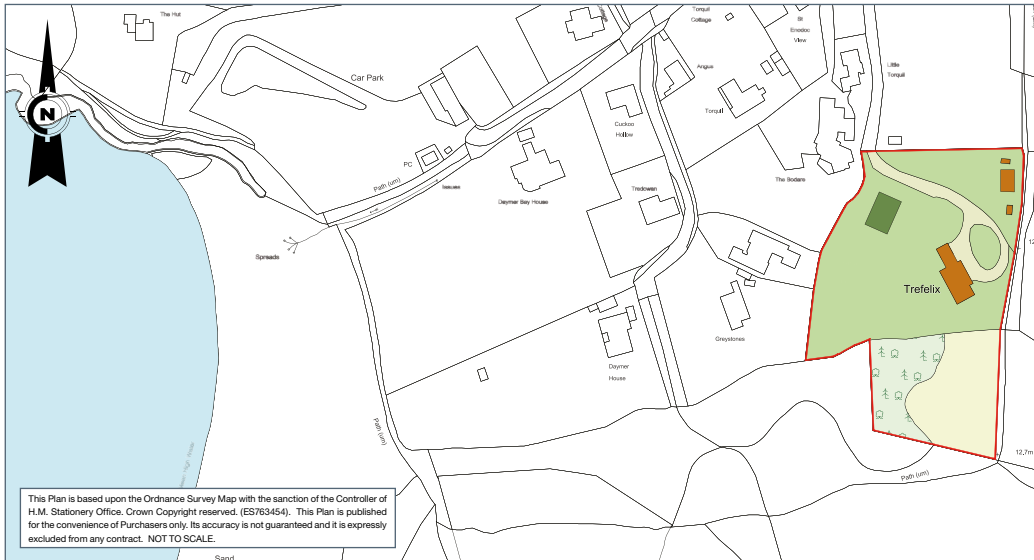
Cornwall Council, County Hall, Treyew Road, Truro TR1 3AY

Directions (PL27 6SA)

Take the A30 dual carriageway from Exeter and the M5. After Launceston take the North Cornwall turning on to the A395 towards Davidstow. At the end of this road turn left, 1 mile on take the right turning on to the B3314 for Delabole which crosses the A39 en-route. Continue through Delabole on the B3314 and after 5 miles you pass the turning for Port Isaac. Carry on for a couple more miles and you will see a signpost right for Polzeath. Follow the signposts for Polzeath which takes you down to the beach. Pass the beach and drive up the hill. Leave the turning to the St Moritz Hotel on your right and take the next right down Daymer Lane. The sign for Trefelix will be found half way down the hill on the left. The private entrance to Trefelix is at the end of this lane.

Viewing

Viewing is strictly by prior appointment with Knight Frank LLP or John Bray & Partners.





KnightFrank.co.uk

020 7861 1528

55 Baker Street
London W1U 8AN

james.mckillop@knightfrank.com

01392 423111

19 Southernhay East
Exeter, Devon, EX1 1QD

christopher.bailey@knightfrank.com



johnbray.co.uk

01208 863206

Pavilion Building, Rock
Cornwall PL27 6JS

sales@johnbray.co.uk

Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. Viewing by appointment only. Particulars dated November 2015. Photographs dated July 2014. Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Our registered office is 55 Baker Street, London, W1U 8AN, where you may look at a list of members' names.



