

3 Marshalls Way

Trelights



Jackie Stanley
ESTATE AGENTS



- *Spacious Detached Bungalow of Over 1,200 Square Feet*
- *Three Double Bedrooms with Two Bathrooms*
- *20ft Living Room with Fireplace & Separate Kitchen/Dining Room*
- *Pretty Enclosed Rear Garden with Mature Plants, Shrubs & Trees*
- *Attached Garage & Driveway Parking*
- *Oil Fired Central Heating & UPVC Double Glazing*
- *Peaceful Friendly Hamlet in an Area of Outstanding Natural Beauty*
- *Just Two Miles from the Vibrant Harbour, Cafés & Restaurants of Celebrated Port Isaac*

Located within a quiet residential cul-de-sac in the peaceful hamlet of Trelights and Area of Outstanding Beauty is 3 Marshalls Way, a three double bedroom detached bungalow of over 1,200 square feet with a natural Cornish stone façade.

With an enclosed rear garden, attached garage and driveway parking, 3 Marshalls Way presents a superb opportunity to purchase a home or indeed holiday home moments from the North Cornish coast.

As the accompanying floorplan illustrates, the accommodation includes three double

bedrooms, two with built in wardrobes with a rear aspect over the garden. There is also a bathroom complete with bath and shower over and a separate shower room across the hall. The living room is over 20ft in length with sliding patio doors to the front and door to the garden at the rear. The focal point being the Cornish stone fireplace with ample space for sofas and occasion furniture.

Across the hall and behind glass paneled French Doors is the kitchen/dining room. This dual aspect room has a comprehensive range of natural wood fronted cabinets and drawers, Quartz work surfaces, integral eye level oven and ceramic hob with space for a tall fridge/freezer and washing machine.

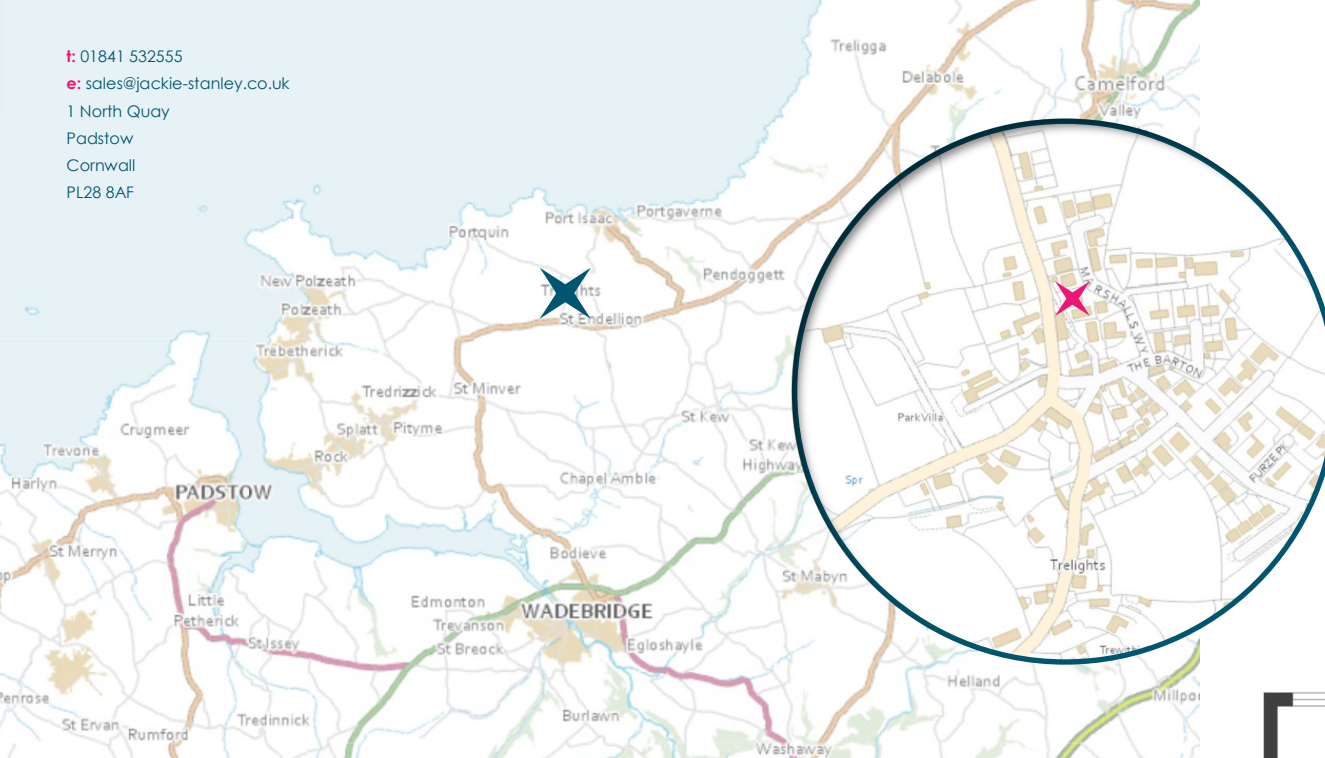
To the front of the property is a tarmac driveway which extends down towards the garage. To the rear is a west facing enclosed garden with a beautiful range of established plants, shrubs and trees together with an area of lawn and patio. There is a personal door to the attached garage which has an up and over door, power and light, rafter storage and home to the oil fired boiler.

3 Marshalls Way, Trelights, PL29 3TE

£425,000 guide



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Services to the property include mains water, electricity and drainage with an oil fired central heating system. EPC rating C. Council tax band D.

Trelights is a pretty, peaceful and friendly hamlet located in an Area of Outstanding Natural Beauty just two miles from celebrated Port Isaac. Port Isaac is a quaint, historic picturesque fishing village, well known globally for its association with Doc Martin and the Fisherman's Friends. This sought after destination offers breathtaking walks across the surrounding dramatic coastline of North Cornwall as well as having its own beach and working harbour. There are delightful boutiques and galleries for those who wish to explore the magical narrow streets and to finish off you can always pop into one of the cosy cafés, pubs or Michelin star restaurants of Nathan Outlaw. The neighbouring village of Port Gaverne was once a thriving 19th Century fishing port and to this day remains unspoilt with the sheltered sandy beach protected by the National Trust. Watersports equipment is available for hire so one can get out and experience water based activities.

To find 3 Marshalls Way, travel along the B3314 from Wadebridge for approximately 5 miles passing signs for Rock and Polzeath. Turn left at a signpost to Trelights. Follow the lane for approximately 0.3 miles and into the hamlet of Trelights. Bear right at the next turning and follow the lane to the end passing Bunts Mews. Bear left and then take the next right into Marshalls Way. Number 3 can be found along on the left hand side. The postcode for satellite navigation is PL29 3TE. What3words: hilltop.indicate.sprayer

