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*Changing Lifestyles*

Tregole  
St. Endellion  
PL29 3TP



BRITISH  
PROPERTY  
AWARDS

2025

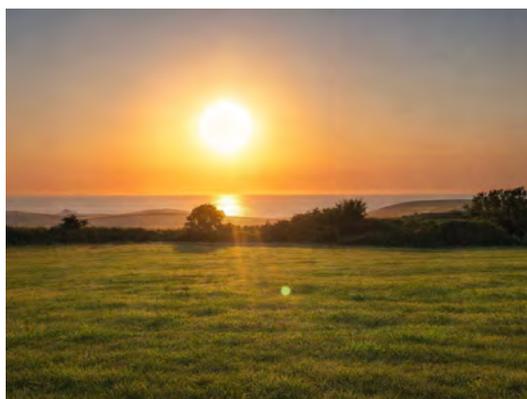


**GOLD WINNER**

ESTATE AGENT IN  
WADEBRIDGE & ROCK



**Guide Price - £850,000**



Changing Lifestyles

01208 814055

# Tregole, St Endellion, PL29 3TP



## Tregole - Elevated Coastal Living: 4/5 Bedroom Home on 6.2 Acres with Panoramic Sea and Countryside Views

- Substantial 4/5 bedroom detached family home on the outskirts of St Endellion / Trelights
- Elevated position with panoramic views across countryside to The Rumps, Pentire Head and Polzeath Bay
- Set within approximately 6.21 acres including mature gardens, paddocks, stables, and outbuildings
- Ground floor includes fitted kitchen with French doors
- Two spacious lounges with wood/multi-fuel burning stoves and sunroom with garden access
- Two loft-style bedrooms with ensuite facilities and stunning coastal views
- Outbuildings include tractor shed, hay barn, workshop/surf store, and storage rooms (many with power)
- Fully fitted stable block with three loose boxes, tack room, and hardstanding
- Private driveway with ample parking for multiple vehicles, boat trailers or horseboxes
- Rare opportunity to create a stunning coastal home in an Area of Outstanding Natural Beauty
- Council Banding - D
- EPC - D



Tregole is a substantial 4/5 bedroom detached residence occupying an elevated and commanding position on the outskirts of St Endellion / Trelights, enjoying truly breathtaking panoramic views across rolling countryside to the dramatic North Cornish coastline.

From its privileged setting, the outlook stretches towards Pentire Head and The Rumps, with captivating glimpses across to Polzeath Bay. Set within approximately 6.21 acres of private land, including mature gardens, paddocks, stables and a range of useful outbuildings, this is an exceptionally rare opportunity to acquire a lifestyle property so close to the coast. Having remained in the same ownership for 24 years and situated within the Cornwall Area of Outstanding Natural Beauty, Tregole offers immense potential and versatility for a buyer to create a truly special coastal home.

A private driveway leads up to the property, opening onto generous parking for multiple vehicles, boat trailers or horseboxes, immediately giving a sense of space and seclusion. Internally, the accommodation is both versatile and well balanced, with up to five bedrooms arranged over two floors. The kitchen/breakfast room forms the heart of the home, complete with a Redfyre oil-fired range with LPG gas hobs, integrated dishwasher and fridge, and French doors opening directly onto a sunny patio space perfectly positioned to take in the far-reaching sea views. Adjacent is a practical utility area with side access, storage cupboards and a wet room bathroom, ideal after days spent outdoors.

From the kitchen, a hallway leads to two ground floor bedrooms, the principal room being particularly well proportioned, while the second is currently utilised as a private study and benefits from direct access to the patio and its coastal outlook. A well-sized family bathroom offers a separate bath, separate shower, WC and basin. Double doors open from the kitchen into the first lounge, an inviting and airy space featuring a built-in multi-fuel stove that creates a cosy focal point. From here, stairs rise to the first floor and access is provided to a south-facing sunroom with doors opening onto the private garden. A further hallway leads to an additional ground floor bedroom and a second living room with wood-burning stove and large French doors, enjoying fabulous west-facing views towards the coastline.

Upstairs, two loft-style bedrooms both benefit from ensuite facilities. The principal first-floor bedroom is particularly impressive, and thanks to the property's elevated position, the coastal views become even more expansive and panoramic from this level. Both rooms are filled with natural light and enjoy far-reaching countryside and sea vistas, enhancing the sense of elevation and tranquillity. Fibre broadband is connected to the premises.

Externally, Tregole truly comes into its own. Beyond the parking area are a range of well-maintained outbuildings including a tractor shed, hay barn, workshop (currently also serving as a surf store) and additional storage rooms, many with power connected. The fully fitted stable block provides three loose boxes, a tack room and hardstanding, making the property ideal for equestrian buyers. The surrounding paddocks are a particularly special feature of the property. Both fields are stock-proof with post and rail fencing, have water, and offer separate vehicle access over neighbouring agricultural land to a lane leading down to Trelights and on to Port Quinn. At the far end of the paddocks is a semi-derelict barn which, subject to obtaining the necessary planning consents, could be converted into additional ancillary accommodation. With approximately 6.21 acres in total, it is extremely rare to find this scale of landholding in such close proximity to the coast.

The gardens and patio areas have been carefully positioned to maximise both sunlight and the remarkable views, offering wonderful spaces for entertaining or simply enjoying the peaceful surroundings. Subject to the necessary permissions, the land may also lend itself to seasonal camping or other lifestyle opportunities such as live work, a variety of livestock and horticulture.

Ideally located within easy reach of Port Isaac, Port Quinn, Trebetherick and Rock, Tregole combines privacy and space with convenient access to some of North Cornwall's most sought-after coastal destinations. Properties offering this amount of land, equestrian facilities and panoramic sea views in such a prime setting are exceptionally scarce. This is an exciting opportunity for an incoming purchaser to put their own stamp on what is already a remarkable coastal home.



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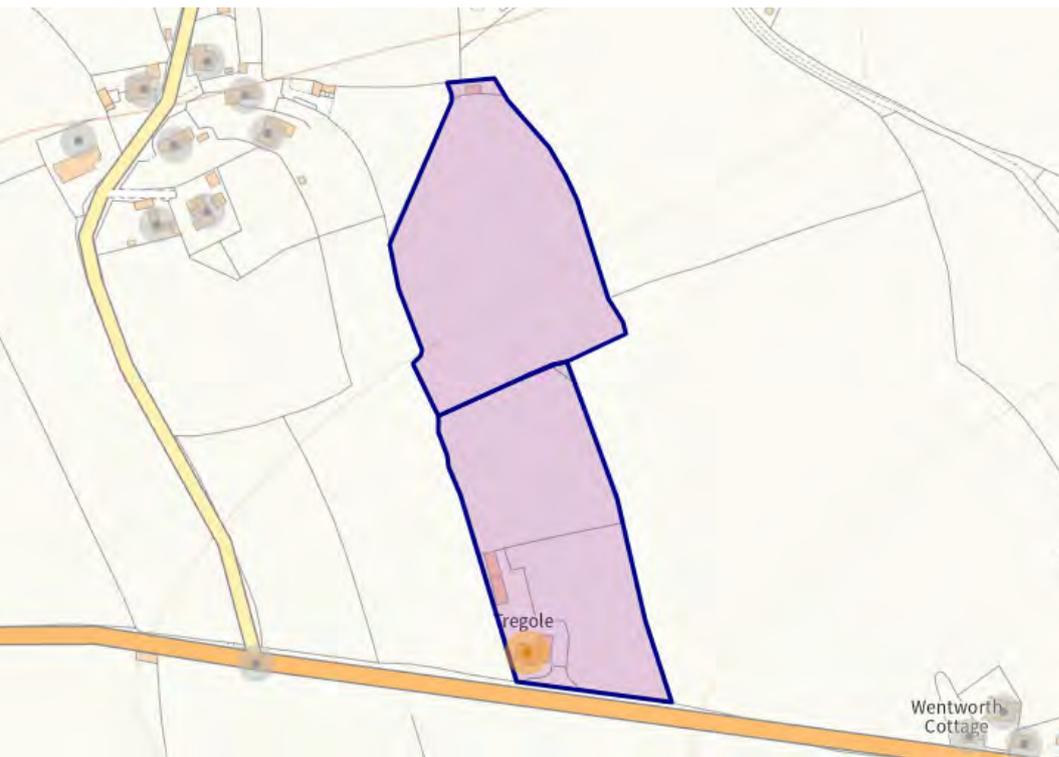
Tregole is superbly positioned on the outskirts of St Endellion and the charming hamlet of Trelights, offering a rare combination of tranquillity, privacy, and proximity to some of North Cornwall's most spectacular coastal areas. From this elevated location, the property enjoys far-reaching views across rolling countryside all the way to the dramatic North Cornish coastline. Residents can take in the rugged beauty of Pentire Head, the distinctive promontory of

The Rumps, and the sparkling waters of Polzeath Bay, which is famed for its surf, sandy beaches, and family-friendly atmosphere.

The property is just a short drive from the quintessential fishing village of Port Isaac, with its winding streets, historic harbour, and award-winning eateries, as well as the tranquil cove of Port Quinn.

For those seeking further coastal experiences, the beautiful beaches at Trebetherick, Polzeath, and Rock are all within easy reach, offering opportunities for surfing, sailing, kayaking, or simply enjoying the dramatic cliffs, golden sands, and iconic Cornish sunsets.

Beyond the coastline, the area provides a peaceful rural setting with rolling hills, scenic walking trails, and access to the Camel Trail, perfect for cycling and exploring. Being situated within the Cornwall Area of Outstanding Natural Beauty, Tregole offers an exceptional lifestyle for those seeking both natural beauty and easy access to amenities, schools, and local attractions. The combination of elevated position, stunning coastline, and proximity to some of North Cornwall's most celebrated villages makes this an extraordinarily rare and desirable location.



Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on **01208 814055** for more information or to arrange an accompanied viewing on this property.

# Changing Lifestyles



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 0 Building 3

## Have a property to sell or let?

If you are considering selling or letting your home, get in contact with us today on 01208 814055 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

### PLEASE NOTE

Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose.

We carry out this through a secure platform to protect your data. Each purchaser will be required to pay £29.99 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.