



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Magpie  
Trelights  
PL29 3TG



BRITISH  
PROPERTY  
AWARDS

2025



**GOLD WINNER**

ESTATE AGENT IN  
WADEBRIDGE & ROCK



**Guide Price - £500,000**



Changing Lifestyles

01208 814055

# Magpie, Trelights, PL29 3TG



## Stylish Coastal Living in Sought-After Trelights – A Contemporary Home with Space, Light & Lifestyle

- Contemporary four-bedroom detached home in the desirable coastal hamlet of Trelights
- Within easy reach of Port Isaac and the stunning North Cornwall coastline
- Spacious double-aspect kitchen/dining room with French doors opening to the garden
- Bright and airy interior featuring a striking glass balustrade staircase
- Four well-proportioned bedrooms and three bathrooms
- South/East-facing glazed balcony ideal for enjoying the morning sun
- Private enclosed rear garden laid mainly to lawn with gated side access
- Detached extended garage plus driveway parking for multiple vehicles
- Council Banding - C
- EPC - D



Nestled within the sought-after coastal hamlet of Trelights, just a short distance from the picturesque harbour village of Port Isaac, this contemporary four-bedroom detached home offers a wonderful balance of modern living, coastal lifestyle and long-term appeal.

Whether as a main residence, coastal retreat or investment opportunity, the property combines space, practicality and a desirable location on Cornwall's stunning north coast.

Step inside and you are welcomed into a bright entrance hallway, where a striking contemporary staircase with glass balustrades immediately creates a sense of space and light. Natural light pours down from the first-floor landing through French doors, giving the entrance a wonderfully open and airy feel.

The ground floor has been thoughtfully arranged for modern living. The spacious sitting room sits partially open to the central hallway, creating an inviting environment ideal for both relaxing and entertaining. To the rear of the property, the impressive double-aspect kitchen and dining room forms the heart of the home.

Recently fitted, the kitchen features stylish quartz worktops and a range of integrated appliances including double Neff ovens, halogen hob, extractor, built-in fridge freezer, integrated dishwasher and washing machine. French doors lead directly out into the rear garden, perfectly blending indoor and outdoor living.

Also on the ground floor are two well-proportioned bedrooms, offering flexibility for guests, family members or home working. The principal bedroom enjoys French doors opening onto the rear garden and benefits from a modern en-suite shower room complete with thermostatic shower, vanity basin and heated towel rail. A contemporary family bathroom serves the remaining bedroom on this level.

Moving upstairs, the sense of light continues with French doors opening onto a South/East-facing glazed balcony, an ideal spot to enjoy morning coffee or relax in the evening sunshine. The first floor also offers two further double bedrooms, both featuring built-in wardrobes, along with an additional shower room illuminated by a Velux window.

Externally, the property provides driveway parking for two vehicles alongside a detached and extended garage, which houses the oil-fired boiler and pressurised hot water cylinder. The boiler is approximately three years old and benefits from the remainder of a ten-year guarantee. The rear garden is private and secure, enclosed by six-foot fencing and mainly laid to lawn, with gated access on both sides of the property.

Offering generous accommodation, modern finishes and an enviable North Cornwall location, this property represents a superb opportunity for those seeking a stylish coastal home or a strong long-term investment in a highly desirable area.

# Changing Lifestyles

Trelights is a small and desirable coastal hamlet situated on the edge of the popular village of Port Isaac, on Cornwall's stunning north coast. The area is well regarded for its peaceful setting while still being within easy reach of the vibrant harbour village, famous for its picturesque scenery, historic cottages and selection of independent shops, cafés and restaurants.

The nearby coastline forms part of the spectacular South West Coast Path, offering miles of dramatic coastal walks and access to a number of beautiful coves and beaches. Popular nearby beaches include Port Gaverne, a sheltered cove ideal for swimming and kayaking, as well as the sandy surfing beach at Polzeath Beach, which lies a short drive away.

The market town of Wadebridge is approximately 8 miles away and provides a wider range of everyday amenities including supermarkets, schooling and leisure facilities, as well as access to the popular Camel Trail, a scenic walking and cycling route linking Wadebridge with Padstow and Bodmin.

Trelights itself enjoys a tranquil, semi-rural atmosphere and has become an increasingly sought-after location for both main residence and second-home buyers looking to enjoy the North Cornwall coastline while remaining within easy reach of local amenities and charming harbour villages.



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.

Virtual Tour:



# Changing Lifestyles



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

## 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.**

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