

JONATHAN

CUNLIFFE

Langarth, Constantine Bay

Langarth, Constantine Bay. Padstow PL28 8JJ

Available for sale for the first time since 1952

6 bedrooms • Dining room • Sitting room

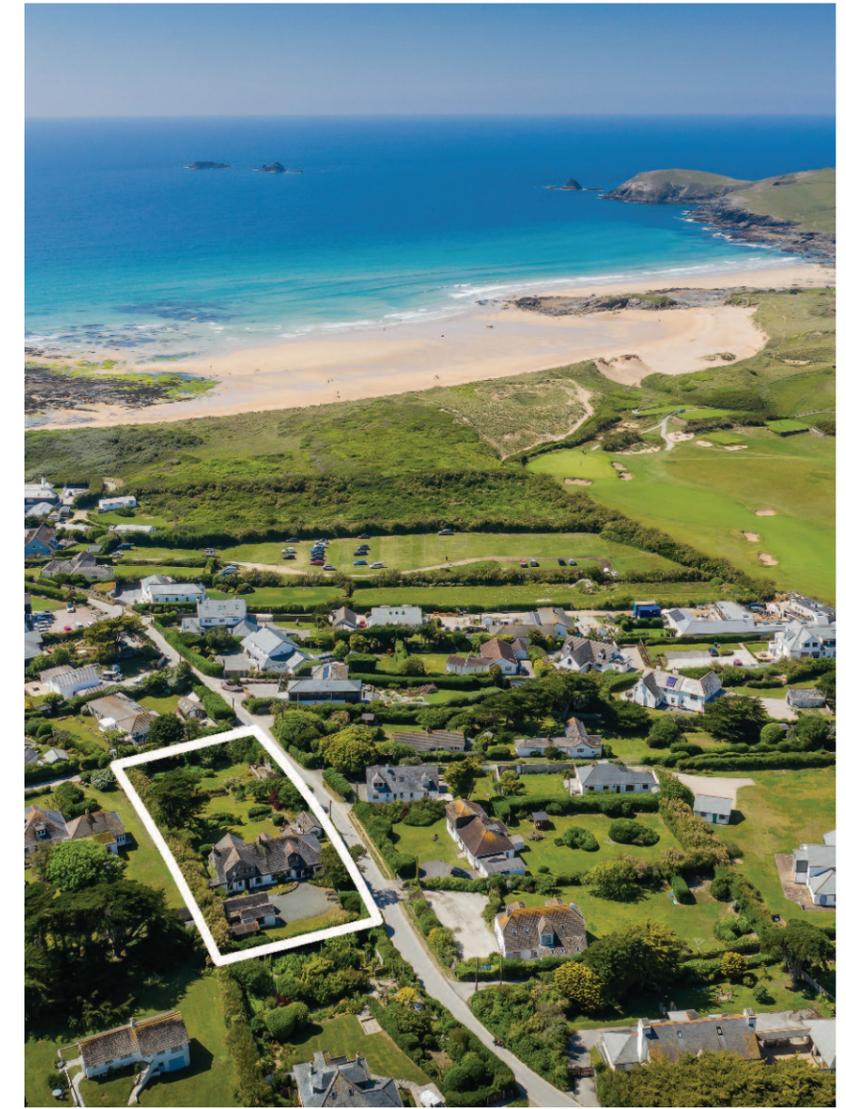
Kitchen/breakfast room • Larder • Office

First floor kitchen • 2 bathrooms • Cloak/WC

Loggia • 2 garages and store

About 300m from the beach





SITUATION

West of Padstow on the spectacular north Cornish coast, Constantine Bay is one of the famed 'Seven bays for seven days', together with Harlyn, Treyarnon, Trevone, Mother Iveys, Booby's and Porthcothan. Langarth occupies an exceptionally large plot on the minor road down to the beach from Constantine Bay stores in the centre of the village.

Constantine Bay has often been named as one of Cornwall's best surfing beaches, which is naturally the main draw for families who have holidayed here for generations, but the village is also home to the internationally renowned championship golf course at Trevoze Golf Club just a few hundred yards away from the house. The course enjoys spectacular views and overlooks Constantine and Booby's Bay. The magnificent National Trust-owned Trevoze Head separates Constantine Bay and Booby's Bay from Mother Ivey's Bay to the east, and provides some wonderful coastal walking.

Nearby Padstow is renowned for its fishing harbour as well as of course the Rick Stein and Paul Ainsworth restaurants. Communications are excellent with Newquay Airport lying

approximately 10 miles away. Most parts of the UK can be reached via the airport and there are daily flights to London Heathrow. Bodmin Parkway railway station approximately 22 miles away provides a direct service to both Exeter and London Paddington.

HISTORY

The current owners' father was an RAF pilot and was stationed all around the world with the family travelling with him. He was based in India when WWII broke out, on his return to the UK he flew Spitfires and provided air cover for British troops on D-Day. After the war, they wanted a base for their growing family and for his mother, they bought Langarth in 1952.

The family spent most of their summer holidays at Langarth and when their father was stationed in England they lived there full time. When he was seconded to the Air Ministry in London he needed to keep up his flying hours. He would go to RAF Northholt on a Friday night, get into a Chipmunk and fly down to Cornwall – He would fly directly over Langarth and waggle his wings so that his wife could get in

the car and meet him at RAF St Eval and bring him home for supper!

Surfing was a popular summer past time and in the 1960's the family were introduced to Malibu surfing. One of the children became the Women's North Cornwall Surfing Champion.

The garden is a wonderful suntrap and the family spent many happy hours playing there and having long Sunday lunches. It was during a particularly long lunch in the late 1970 that the children discovered (in fact even their father did not know) that their mother had worked at Bletchley Park during the war when it was revealed by the Sunday Times.

THE PROPERTY

At over 3200 sqft, the current house is spacious and although quite dated by today's standards has an easy charm about it.

There are two main reception rooms at the front of the house, besides a large kitchen/breakfast room at the rear, and up to 6 bedrooms, plus an office, larder and first floor kitchen. There are two bathrooms and a separate cloakroom/WC.

The house sits at the top of what is a very generous plot, with mature gardens stretching out towards the bay, and a separate gated access at the bottom of the plot. There is a loggia in front of the house, and two garages and a store/workshop at the rear of the house.

SERVICES

Mains water and electricity and private drainage.

DISTANCES

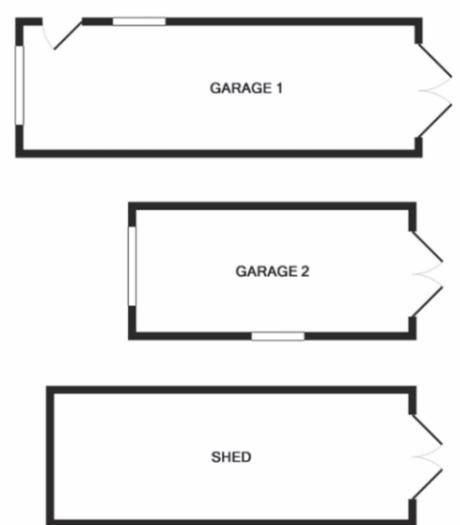
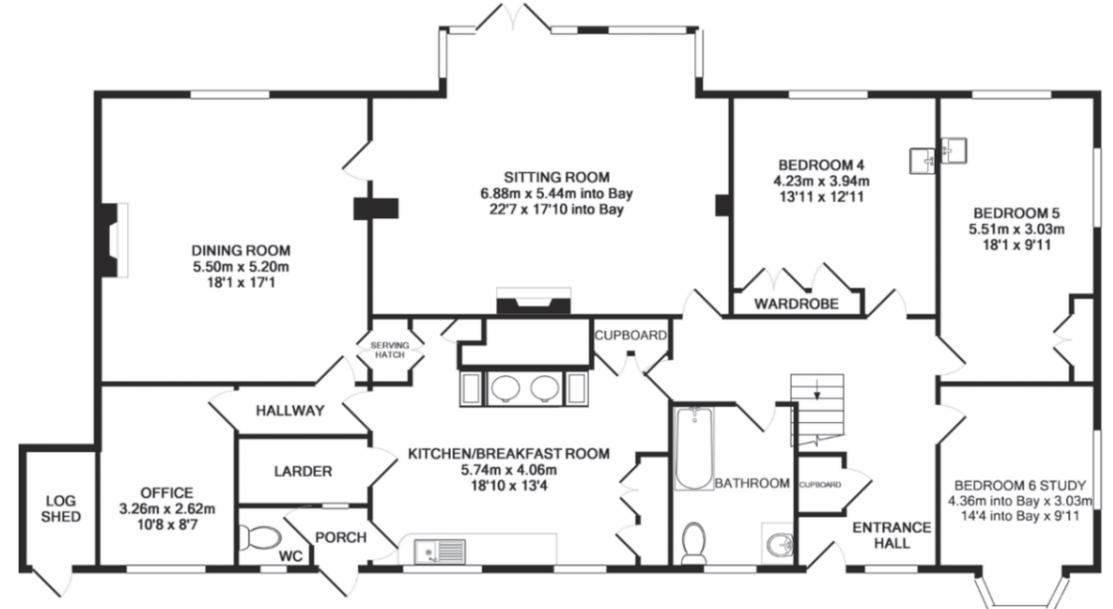
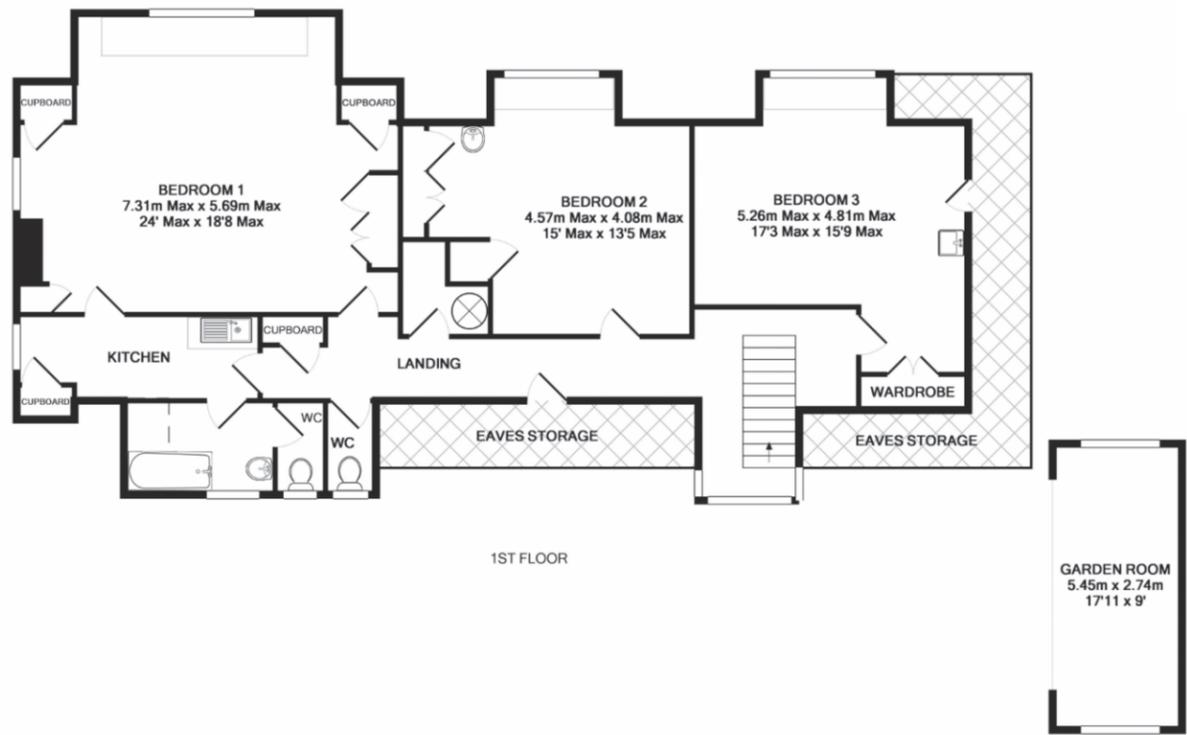
Padstow – 4 miles

Wadebridge – 10 miles

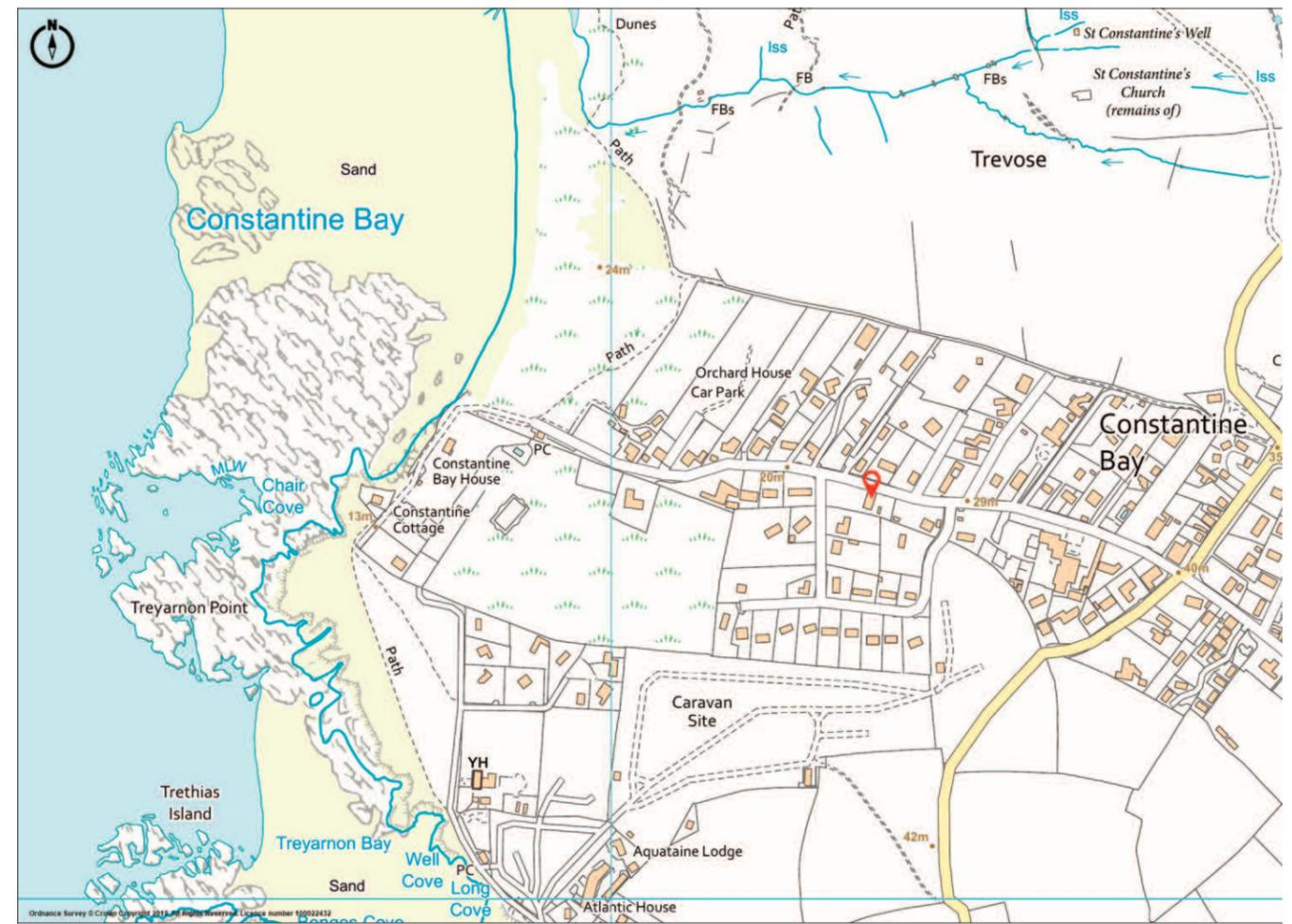
Newquay International Airport – 10 miles

Bodmin Parkway Station – 23 miles

(all distances approximate)



LANGARTH CONSTANTINE BAY PL28 8JJ
 TOTAL APPROX. FLOOR AREA 299.0 SQ.M. (3219 SQ.FT.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D		
(39-54)	E		
(21-38)	F	22	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

ANTI-MONEY LAUNDERING REGULATIONS

It is a legal requirement that we receive verified identification from all buyers before a sale can be formally instructed. Your cooperation on this matter is much appreciated to ensure there is no unnecessary delay in concluding a sale. We will inform you of the process once your offer has been accepted.

PROOF OF FUNDING

Prior to agreeing a sale, our clients may require us to obtain a proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays and will inform you of what we require prior to agreeing a sale.

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