



CLIVEPEARCE
Now you're moving

4 Bedrooms

House - Detached

Asking Price

£575,000

Located in

Portreath



www.clivepearceproperty.com



Bridge Meadows

Portreath | Cornwall | TR16 4QG



Set within a small exclusive development of high specification detached homes just a short distance from the superb sandy beach at Portreath. A brand new four bedroom (two en-suites) family home with stunning living space, gardens, garage and parking. Excellent location with coast, countryside and amenities all within easy reach.

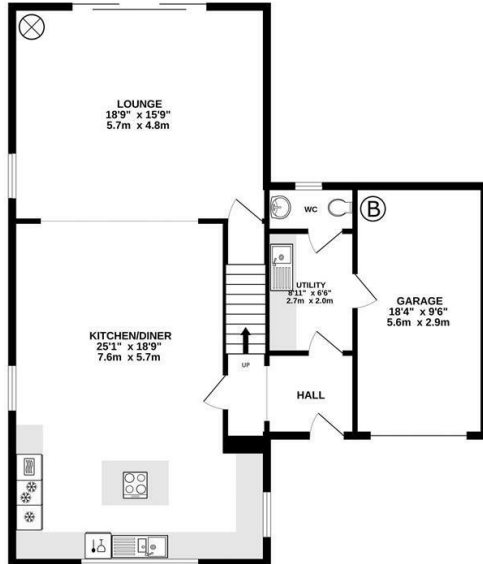
Bridge Meadows

£575,000 Freehold

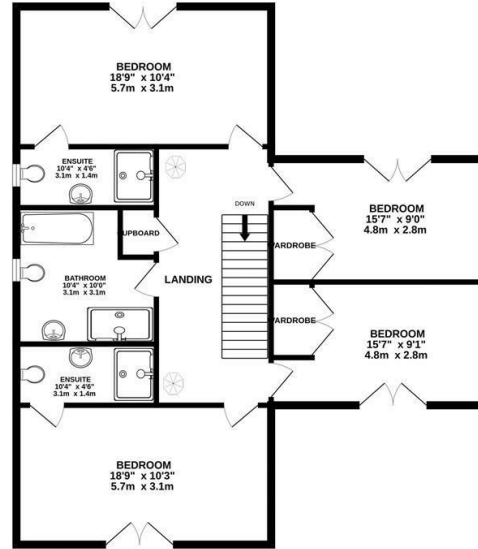


- Four bedrooms - two with en-suites
- Living room with woodburning stove
- Kitchen with integrated appliances and island
- Large family bathroom
- Integral garage and driveway parking
- High specification finish throughout
- Open plan living/day space with doors to garden
- Utility room and guest WC
- Garden and tramway walk to Portreath
- Energy efficient air source heat pump

GROUND FLOOR
1058 sq.ft. (98.3 sq.m.) approx.



1ST FLOOR
1023 sq.ft. (95.0 sq.m.) approx.



BRIDGE MEADOWS, BRIDGE, REDRUTH, TR16 4QG

TOTAL FLOOR AREA: 2081 sq.ft. (193.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Council Tax Band New Build

Local Authority

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

31 Lemon Street
Truro
Cornwall
TR1 2LS



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hello@clivepearceproperty.com

01872 272622

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