

Greenbank
POLZEATH




Jackie Stanley
ESTATE AGENTS



- **Architecturally Striking Contemporary Detached House Above the Beach at Polzeath**
- **Far Reaching Beach, Sea & Coastal Views**
- **Four En-Suite Double Bedrooms Each with a Seaward Outlook**
- **Extensive Split Storey Accommodation including Large Terrace**
- **Air Source Heating, Engineered Oak Floors & Aluminum Windows & Doors**
- **Ample Driveway Parking to the Front & Rear**
- **Superbly Elevated Position within a Short Walk of the Beach**



Located in a gloriously elevated position above the world famous and renowned surfing beach of Polzeath is Greenbank, a highly contemporary split-storey detached house cleverly built into the hillside with far reaching views out to sea on the rugged North Cornish coast.

This substantial dwelling, measuring approximately 2,476 square feet, has four generous double bedrooms all with stylish en-suite bathrooms and a seaward outlook. Architecturally striking and constructed in 2016, the extensive specification of Greenbank incorporates an air source heating system, a huge decked terrace with frameless glass balustrades and far reaching beach and sea views, aluminium windows

and doors, a thoughtful beach decanting room complete with dog shower, a wood burning stove, engineered oak flooring, a curved zinc roof, exposed steel and external natural stone detailing.

Greenbank has been designed with the view in mind, to make the most of the coastal outlook. The accommodation includes a split level open plan lounge/dining area with a separate modern equipped kitchen, flooded with natural light from all directions including floor to ceiling bi-folding corner doors that open out onto the terrace, bringing the outside in!

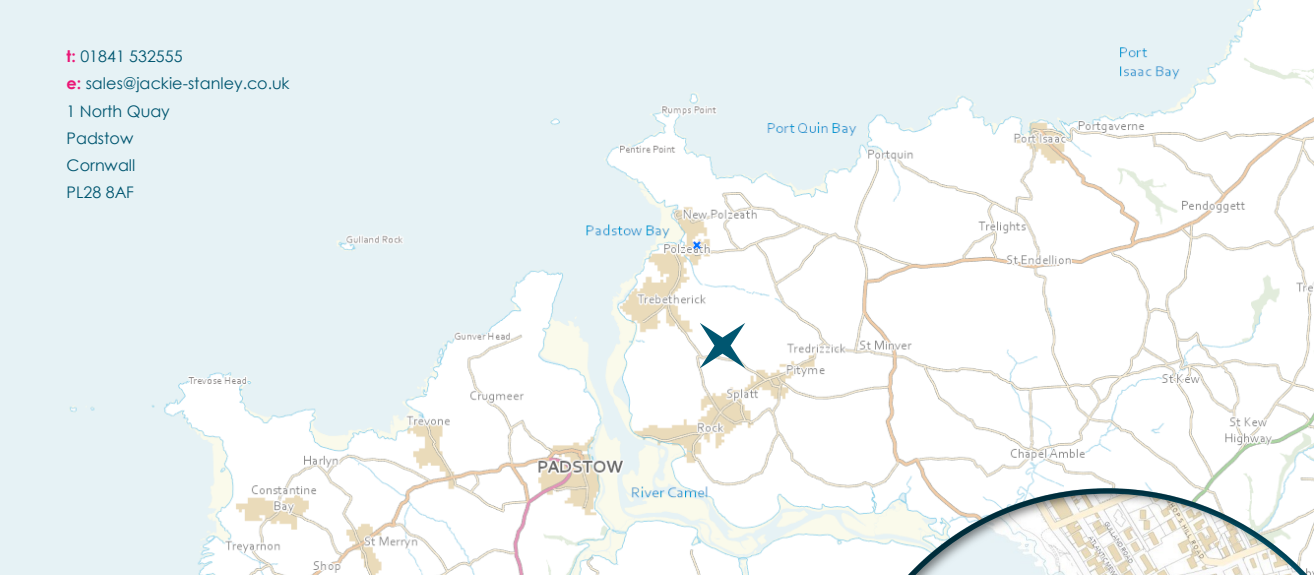
The bedrooms are split over the four levels, each a generous double with contemporary and individual en-suite bathroom. The master bedroom has a private terrace where one can sit out and enjoy the elevated vista. The middle level includes a utility room and the beach decanting room with its own entrance. There is even a huge void under the front driveway which could be transformed, potentially to a gym or further accommodation.

Greenbank, Polzeath, PL27 6SX

£2,250,000 guide



t: 01841 532555
 e: sales@jackie-stanley.co.uk
 1 North Quay
 Padstow
 Cornwall
 PL28 8AF

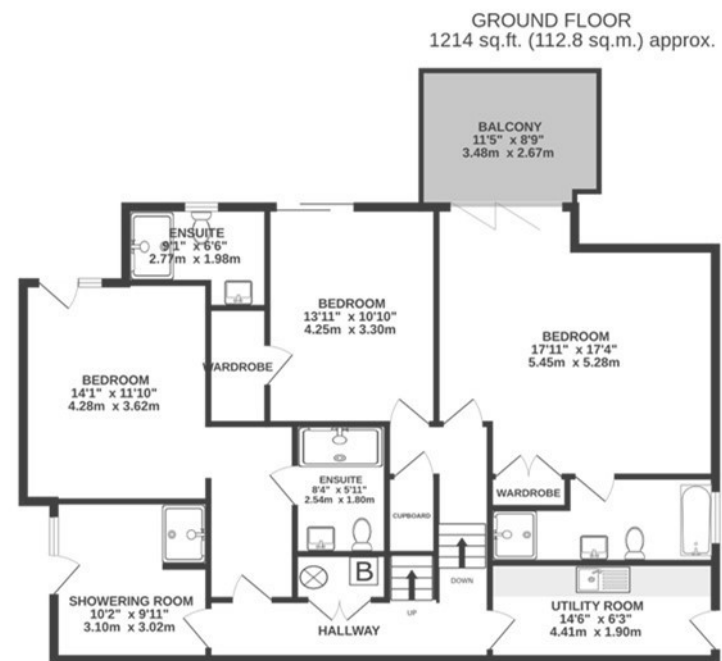
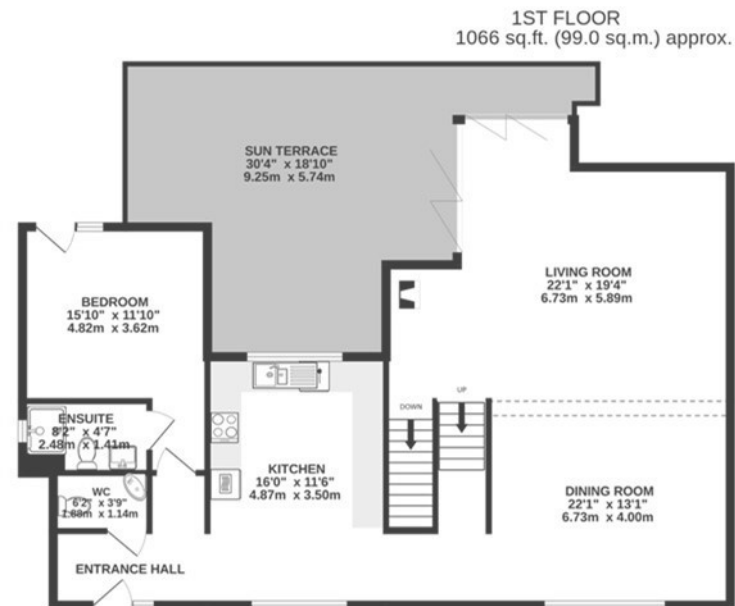


"Highly contemporary split - storey detached house cleverly built into the hillside in a gloriously elevated position"

Greenbank benefits from direct access from both Westray Road and Dunder Park, with driveway parking provided to the front and bottom of the garden. The gardens to the rear have a sloping gradient with a gravelled path from top to bottom. To the front is a tarmacadam driveway with gabion retaining wall and painted rendered walls with a path running down the side of the house. Services to the property include mains water, electricity and drainage with an air source heating system. EPC rating C. Council tax band G.

Polzeath is one of the world's most renowned surfing destinations and provides a vast, breath taking sandy beach together with an extensive range of local amenities including public houses, restaurants, cafes, convenience store, surf schools and retail outlets. Vibrant Polzeath is always a hive of activity and a popular destination for surfers and families alike. At low tide, the rock pools are perfect for shrimping and crabbing while the waves are long, slow and consistent! Join the south west coastal path and explore the national trust managed landscapes of Pentire Point and The Rumps or follow the headland round to Daymer Bay and Rock.

To find Greenbank, travel along the B3314 from Wadebridge for approximately 4.5 miles passing signs for Rock and Polzeath along the way. At the sharp right hand bend, head straight over at signs for Port Quin and Polzeath and follow the road passing Windmill Court Care Home along the way. Continue on past Porteath Bee Centre and towards Polzeath. Turn right into Dunder Park and follow the lane down and around the bend. The postcode for satellite navigation is PL27 6SX. What3words: stumpy.rests.otter



TOTAL FLOOR AREA : 2280 sq.ft. (211.8 sq.m.) approx.