



Beach Cottage







# Beach Cottage

Porthcothan Bay, Padstow, PL28 8LW

St Merryn - 2.5 Miles - Padstow 4.9 Miles - Wadebridge 10.2 Miles

A six bedroom beachside property comprising of a four bedroom detached house with two bedroom annexe and a spa building with a hot tub and bar in a prime location on Porthcothan Beach.

- Located On The Beach
- Two Bedroom Annexe
- Private Terrace
- Front and Rear Gardens
- Freehold
- Four Bedroom House
- Spa Building With Hot Tub and Bar
- Sea and Beach Views
- Garage and Carport
- Council Tax: D

Guide Price £3,500,000

## Stags Wadebridge

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## DESCRIPTION

An extremely rare and unique opportunity to purchase this property located on the beach in Porthcothan Bay. Beach Cottage has been extended and renovated to a high specification and offers everything you need for beachside living. Whether used as a main residence or a beach retreat, the property caters for a desirable lifestyle with its direct access to the beach, two bedroom annexe, spa building and private terrace with beach and sea views.

## SITUATION

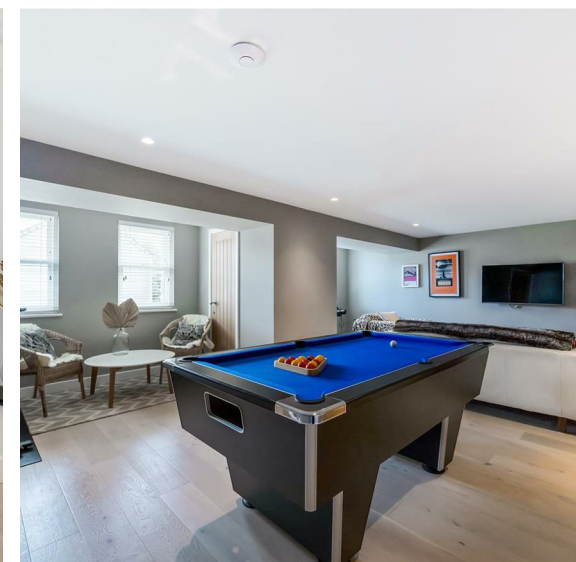
Beach Cottage is set in a prime position nestled behind the dunes on Porthcothan Beach. The coastal village is in a designated area of natural outstanding beauty with access to the south west coast path. The headland and cliffs to the north of Porthcothan are owned and protected by the National Trust, which makes for plenty of wildlife and a diverse flora and fauna. Porthcothan offers a shop (open during holiday season) and the nearby tea room Berryfields serve delicious cream teas throughout the summer season.

The village of St Merryn is just 2.5 miles from Porthcothan and has a primary school, village shop, popular bakery and a range of eateries including The Farmers Arms public house and Rick Stein's The Cornish Arms. The popular fishing village of Padstow is just under 5 miles along the coast and is home to the esteemed Rick Stein's Seafood restaurant and Paul Ainsworth's No 6.

## ACCOMMODATION

Upon entering the property you are greeted with an open entrance hall with access to the games room, cloakroom, open plan kitchen/dining/sitting room and stairs to the first floor. The impressive kitchen/dining room offers a fantastic socialising space and is flooded with light from its rooflights and bi-folding doors that lead to the rear garden. The kitchen has been finished to a high specification and boasts a range of soft-close wall and base units with quartz worktops, Rangemaster cooker, pantry cupboards, double bowl Belfast sink with Quooker mixer tap, built-in dishwasher and large island with breakfast bar, soft close drawers and built-in wine fridge. The dining area leads to the sitting room which benefits from French doors to the rear garden and a double sided, inset log burning stove. The versatile games room currently offers an additional space for relaxing and/or entertainment and is open to a variety of uses. The utility room benefits from base and wall units, space for appliances and a door into the boiler room.

The first floor landing provides access to four double bedrooms and the family shower room. Bedroom Four is a double bedroom to the front of the property and Bedroom Three is a generous double with two windows overlooking the rear garden. Bedroom Two benefits from an en-suite shower room with low level WC, double waterfall shower and large wall-hung basin. The family shower room features motion sensor floor lights, double waterfall shower, low level WC and wall-hung basin. The luxurious Master Suite offers a generous bathroom with freestanding double ended bath, large double waterfall shower, double basin vanity unit and wall-hung WC. The large double bedroom boasts built-in wardrobes, views over Porthcothan Beach and its own private terrace with glass balustrade.





### ANNEXE

The two bedroom annexe can be accessed via the rear garden and benefits from a sitting room/ additional bedroom, kitchenette with base units and sink and cloakroom. On the first floor, the landing provides access to two double bedrooms and a bathroom with low level WC, wash hand basin and bath with overhead waterfall shower.

### SPA BUILDING

At the bottom of the garden is the spa room with a sunken inground tiled hot tub, sliding doors opening to the garden and a built-in bar with base units, integrated dishwasher, sink and space for a fridge. Attached to the spa room is a fully tiled wet room cubicle with WC, basin and shower, the boiler/spa control room and an outdoor wash-off point, perfect for rinsing your wetsuit/swimwear after a day at the beach.

### OUTSIDE

On approach to the property is a gated gravelled driveway, with space for multiple vehicles, that leads to a large detached garage and a double car port with two EV charging points and an attached store. The front garden is bordered with hedging and is mostly laid to lawn with a paved pathway leading to the front door. The rear garden is also mostly laid to lawn with a raised patio area and a large decked area, perfect for alfresco dining, with recessed lighting. The garden is bordered with hedging for privacy and there is a gate at the bottom leading to the sand dunes and on to the beach.

### SERVICES

Mains electricity and water. Oil fired central heating. Underfloor heating the the ground floor of the main house. Private drainage via a Klargester. Broadband availability: Superfast and ADSL. Mobile phone coverage: none. (Broadband and mobile information via Ofcom). Please note the agents have not inspected or tested these services.

### VIEWINGS

Strictly by appointment with the vendor's appointed agents, Stags Wadebridge 01208 222333.

### DIRECTIONS

From Padstow follow the B3276 for 4.6 miles, through St Merryn and continue along the road into Porthcothan. The property is located on your right hand side opposite the car park.

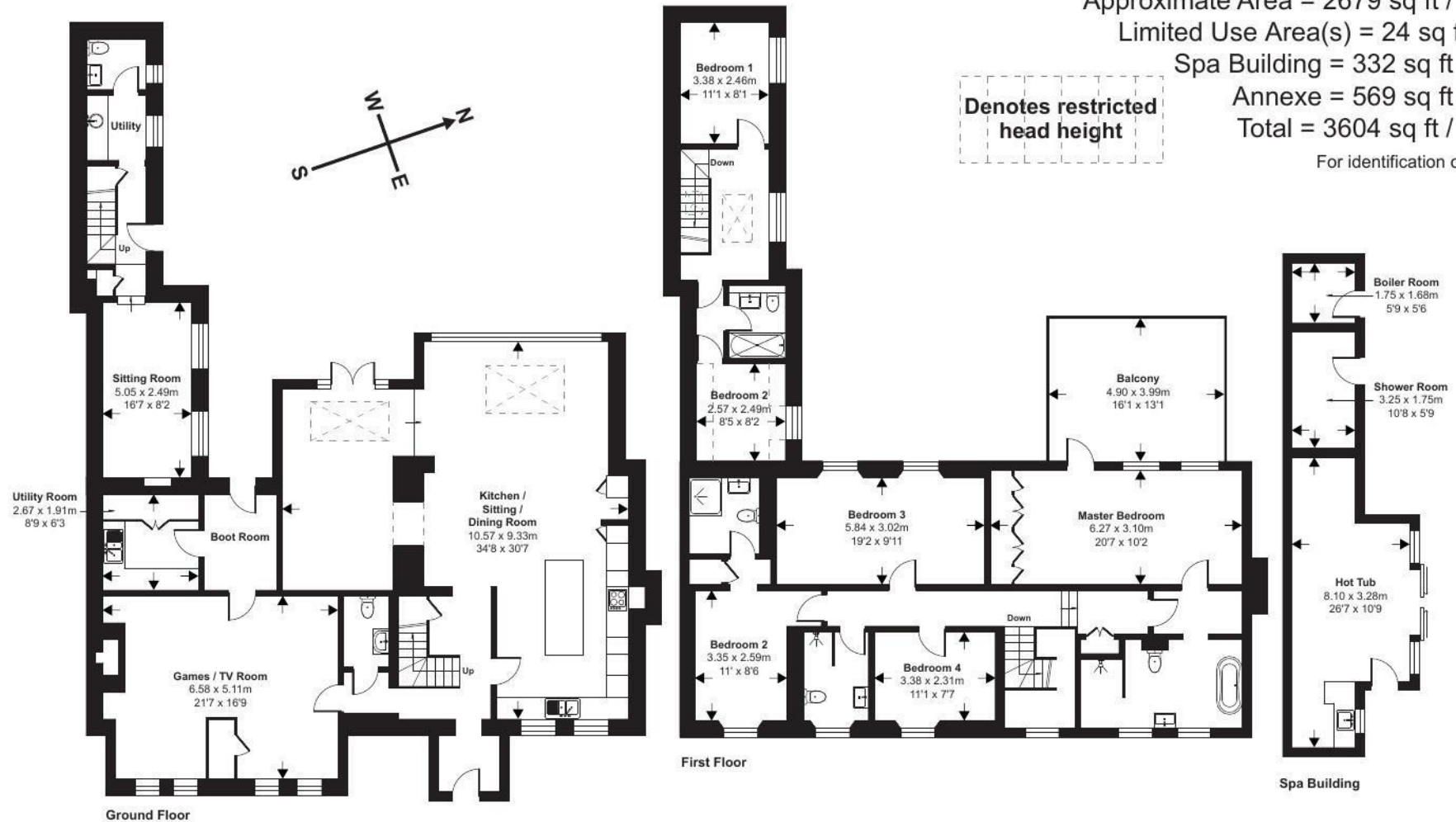
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Approximate Area = 2679 sq ft / 248.9 sq m  
 Limited Use Area(s) = 24 sq ft / 2.2 sq m  
 Spa Building = 332 sq ft / 30.8 sq m  
 Annexe = 569 sq ft / 52.9 sq m  
 Total = 3604 sq ft / 334.8 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Stags. REF: 1102786



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			74
(69-80) C			
(55-68) D		53	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



