



Guide Price £945,000

RENOWN COTTAGE, 4 SEAGROVE MANOR CLOSE, SEAVIEW, PO34 5HR



## EXQUISITE ARCHITECTURE AND QUALITY FINISH THROUGHOUT!

Welcome to Renown Cottage - located within exclusive Seagrove Manor Close and offering a delightful rural outlook whilst being moments from the short cut to Seagrove Bay plus a stroll away from village amenities and Yacht Club. The beautifully presented 4 BEDROOM, 3 BATHROOM accommodation certainly is the epitome of elegance, style, space and great versatility throughout. The magnificent OPEN PLAN LIVING, with exposed stone wall and high vaulted oak beamed ceilings, also incorporates the stunning, very fully equipped kitchen plus sitting and dining areas, warmed via log burner and UNDER FLOOR HEATING which flows throughout the property. The versatile first floor is designed offering a superb nautical theme with vaulted ceiling and additional mezzanine sleeping area. This room leads to the large glazed BALCONY (the perfect spot to enjoy the peaceful surrounds). Externally, there are 2 secluded WALLED GARDENS and driveway leading to the GARAGE. To appreciate all that is on offer in this CHAIN FREE home, an internal viewing is absolutely essential.

### INTERESTING PROPERTY FACTS:

The accommodation throughout offers neutral decor and an abundance of light via double glazed doors/windows and skylights - all bedrooms also having access to the private gardens/balcony - and is warmed via gas under floor heating throughout with independent room thermostats. There is tiled and carpeted flooring where specified - plus solid panelled timber doors.

### ENTRANCE PORCH:

Accessed from solid front door with adjacent double glazed panel. Tiled flooring. Door to:

### OPEN PLAN LIVING:

A magnificent 38ft open plan living space offering the absolute wow factor with the exposed stone wall, tiled flooring and high vaulted oak beamed ceiling with an abundance of natural light streaming through from sky light windows, picture window (within recessed seating area) plus apex windows/sliding doors to Garden 1. Further doors to the Master Bedroom, Inner and Rear Lobbies.

### Sitting/Dining areas:

A most comfortable sitting area with log burner and door to rear lobby. Side triangular recess with picture window - a wonderful outlook across the neighbouring field - with fitted window/storage seat. Space for large table/chairs with pendant light over. Doors to Inner and Rear Lobbies. Open plan aspect to:

### Kitchen/Breakfast Area:

An exquisite fully equipped kitchen with extensive range of cupboard and drawer units incorporating all one requires - larder and pan drawers, bins, etc - plus central Island/breakfast bar comprising quality slate work top. Inset sink unit with mixer and 'Quooker' hot water taps. Integral appliances include Siemens ceramic 5-ring hob with concealed/mobile extractor/splash back; double oven/microwave; dishwasher; fridge and freezer. Inset 'pop up' charger socket. Breakfast bar with ample space for bar stools. Concealed coffee station.

### MASTER BEDROOM:

Large double bedroom with vaulted ceiling. Double glazed window and door to Garden 1. Curtained walk-in wardrobe. Door to:

### EN SUITE 1:

Large luxurious suite comprising panelled bath, large shower cubicle with aquaboard splashback, vanity wash basin and w.c. Tiled flooring and tiled wall surrounds. Heated towel rail. Ladder access to boarded loft space. Obscured double glazed window to side.

### INNER LOBBY:

Inner lobby with doors to Bedrooms 2 and 3, plus family Shower Room.

### BEDROOM 2:

Large carpeted double bedroom with double glazed window/door giving access to Garden 2. Wall lights.

### BEDROOM 3

A third carpeted double bedroom with sky light window and double glazed door to Garden 2.

### SHOWER ROOM:

Quality suite comprising large double shower cubicle, vanity wash basin and w.c. Panelled splash backs. Skylight window offering natural light. Tall heated towel rail. Tiled flooring.

### REAR LOBBY:

Accessed via living area. Carpeted fitted runner to stairs to First Floor. Doors to Garden 2 and Utility Room.

### UTILITY/STORE ROOM:

An excellent room with ample space for beach/wetsuit/sailing gear. Double doors to large cupboard housing gas boiler and mechanisms for under floor heating, plus Gledhill hot water cylinder. Work surface with inset sink unit. Tiled flooring. Space and plumbing for washing machine, tumble drier and additional fridge or freezer. Further cupboards. Obscured double glazed window.

### FIRST FLOOR:

### BEDROOM 4/FAMILY SUITE:

Fabulous very versatile room with a real nautical style - offering a vaulted ceiling and fitted wooden steps to the mezzanine sleeping area where 2 Velux windows provide ample natural light. Quality wood flooring. Large sliding double glazed doors to glazed BALCONY with wood balustrade - the perfect spot to enjoy the peaceful setting. Doors to storage cupboard and En suite facilities.

### EN SUITE SHOWER 2:

Continuation of same flooring and comprising quality suite of shower cubicle, wash hand basin with clad pedestal, and w.c. Recessed shelving. Heated towel rail. Obscured double glazed window.

### OUTSIDE:

Delightful very secluded walled patio gardens x 2: Southerly Garden 1 is a real sun trap within curved brick wall and with gated access to Seagrove Manor Close. Brick built barbecue. Garden 2 - accessed via the rear porch - is split level (with few central steps), elevated planters and garden shed. Outside tap and shower. Recess ideal for paddle board storage, etc. Gated access to path leading back to lane.

### DRIVEWAY & GARAGE:

Gravelled driveway with space for vehicle/boat and leading to Garage with remote controlled roll up door, power and light.

### USEFUL ADDITIONAL INFORMATION:

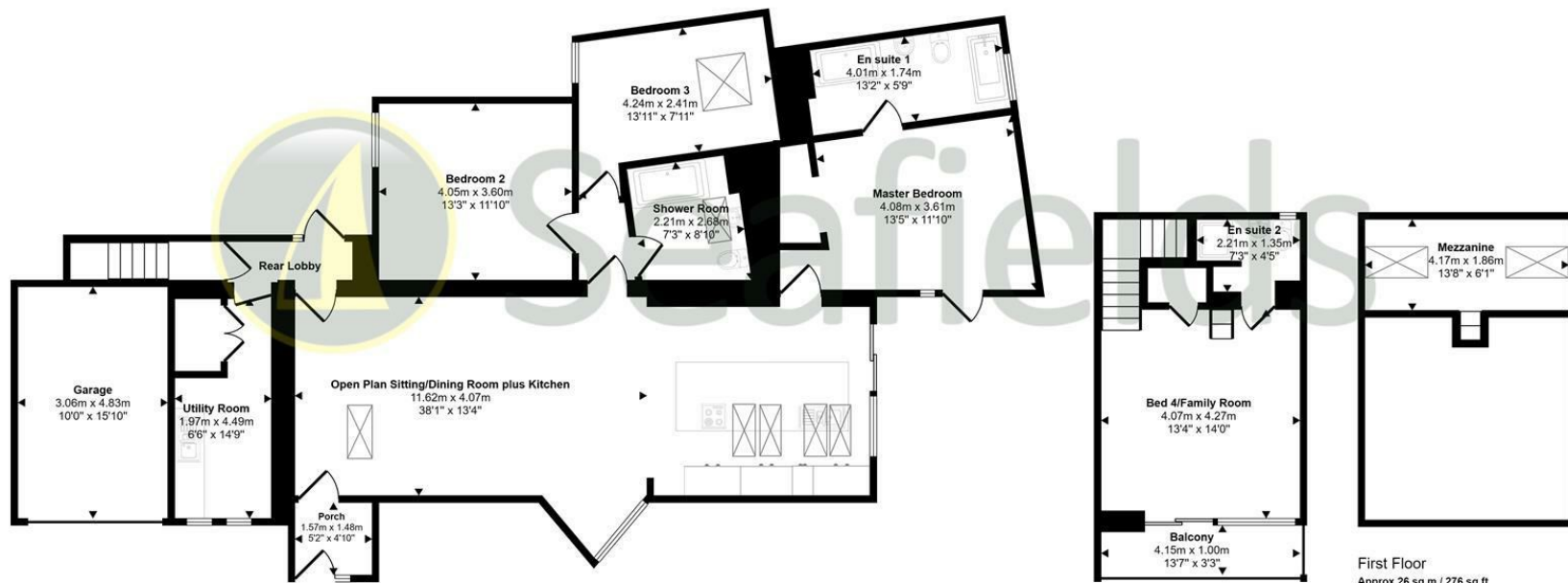
Council Tax Band: F \* Energy Performance Rating: C \* Tenure: Freehold \* Sellers' Situation: Chain Free

### DISCLAIMER:

Floor plan and measurements are approximate and not to scale.



Approx Gross Internal Area  
201 sq m / 2165 sq ft



Ground Floor  
Approx 151 sq m / 1621 sq ft

First Floor  
Approx 25 sq m / 268 sq ft

First Floor  
Approx 26 sq m / 276 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	77	84
	EU Directive 2002/91/EC	

