



ROHRS & ROWE



Polberro House
West Polberro
St Agnes,
Cornwall,
TR5 OSS

- Exceptional coastal location
- Panoramic sea and coastal views from all principal rooms
- 29'9 x 22'7 open plan kitchen / reception room with spectacular views
- Master bedroom with large en suite & dressing room
- Guest bedroom en suite
- 2 further bedrooms
- Set over 3 floors
- Spacious front and rear balconies
- Family bathroom
- Office
- Utility room
- Constructed in 2021
- Large level gardens
- Subterranean double garage
- Energy efficient design
- Air Source Heat Pump
- Underfloor heating on ground & first floors
- EPC B
- Council Tax Band F



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A STYLISH AND MODERN 4-BEDROOM ECO BUILT HOUSE WITH SPECTACULAR SEA AND COASTAL VIEWS, SET JUST OUTSIDE THE CHARMING VILLAGE OF ST AGNES.

PROPERTY

Polberro House sits in a stunning frontline position with exceptional panoramic sea and coastal views. Completed in 2021, the property was constructed to maximise the vistas from all principal rooms and with environmentally friendly elements such as air source heating, a Kingspan Klargester bio-digester, underfloor heating and low energy lighting - providing the property with an excellent EPC B rating.

The first floor of the property is near entirely made up by the modern and very spacious open plan 29'9 x 22'7 kitchen / reception room. On entering, via a staircase leading from ground floor entrance, the spectacular sea views make an immediate impact with the vistas stretching as far as Trevoze Head, Padstow in the distance. A modern kitchen combined with the large central island works very well in the open plan space, and combined with the large balcony accessed from the kitchen, it creates a wonderful space to cook, relax and entertain. On this level, to the rear of the kitchen, is a good-sized office / potential 5th bedroom, along with a WC.

The principal bedroom suite takes up the entire width of the second floor and its elevated position provides further exceptional ocean views. There is a lovely and very spacious en suite bathroom connected to the rear; which includes a stunning freestanding bath and separate shower. To the side of this is a convenient dressing room along with eaves storage. Set to the front on this level is another balcony providing an idyllic space to catch the sun throughout the day whilst taking in the countryside views.

On the ground level are the 3 further spacious bedrooms. The guest bedroom en suite and bedroom 3 have access to the garden via French doors and both enjoy coastal views. On this level there is a family bathroom to service them and a useful utility room.

Outside, the large rear garden provides another great space to enjoy the property's front-line position with yet more exceptional views. There is also a staircase leading to the first-floor balcony, providing easy access to this level. To the front of the property is a large private driveway leading to ample parking for 4+ cars. In addition, there is a subterranean double garage with an aesthetic large lawned area atop.











TREVAUNANCE COVE



CHAPEL PORTH



WHEAL COATES



PORTHTOWAN

LOCATION

St. Agnes has for a long time been an exceptionally popular location for families to live as well as a sought after holiday destination. The village has a wonderful friendly atmosphere and offers a wide range of local shops, restaurants and bars. The area draws many people in for its lifestyle opportunities with two beautiful beaches, Trevaunance and Chapel Porth, that are popular with surfers and families alike. The coast path is simply jaw droppingly beautiful and there are so many activities to enjoy from cycling, running , paddle boarding as well as simply sitting and soaking up the views. The location is perfect for access to other destinations around the county with easy access to the A30 or the coast path for a slower pace of travel.

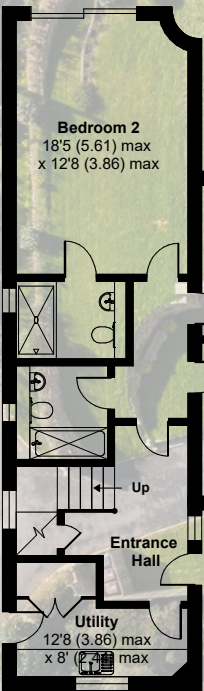
Trevaunance Cove: 0.75 mile (15 min walk) • The Driftwood Spars: 0.6 Miles • Chapel Porth Beach: 2.4 miles • Treliske Hospital: 8.3 Miles • Truro: 9.6 Miles • Gwithian Beach: 16 Miles • Newquay Airport: 17 Miles • Mylor Harbour: 15.5 Miles • Falmouth: 16.5 Miles



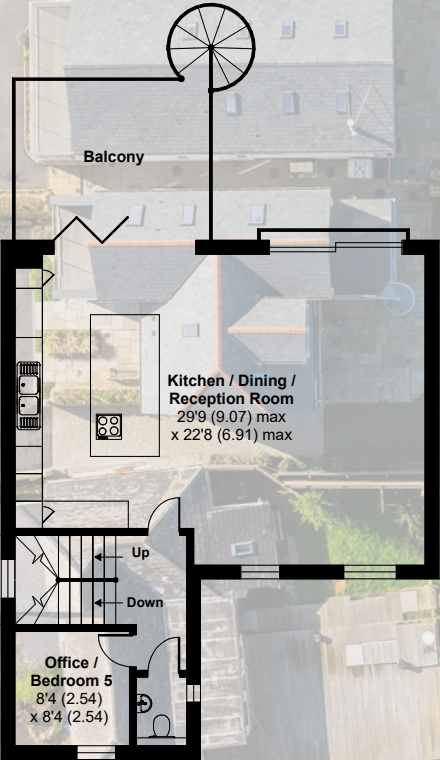
West Polberro, St. Agnes, TR5 0SS

Approximate Area = 2808 sq ft / 260.8 sq m (includes garage)

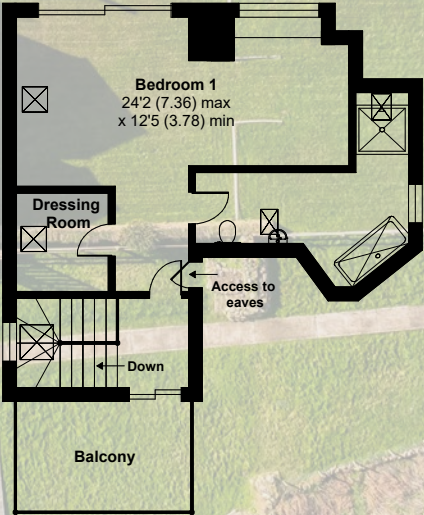
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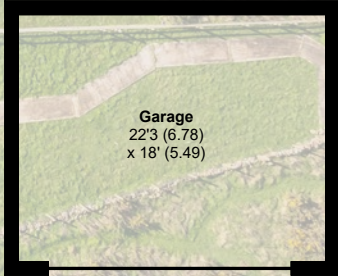
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Rohrs and Rowe. REF: 1082516





Services: Mains water & electricity. Air Source Heating. Private drainage.

Directions: What3Words: ///promising.responds.limit

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