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AGENTS

ROSINA SHEPHERD NAEA

01208 863399

WWW.ESTUARYESTATES.CO.UK



**TAMARISK, THE OLD DAIRY, ROSERROW
GUIDE PRICE £495,000 FREEHOLD**

INCLUDING CONTENTS

TAMARISK, THE OLD DAIRY, ROSERROW, ST MINVER, POLZEATH, PL27 6QT

Semi-detached three bedroom holiday home on the well-located development of Roserrow/The Point and within walking distance of Polzeath Beach, Daymer Bay and The Point at Polzeath clubhouse and leisure facilities.

**OPEN PLAN KITCHEN/DINING AREA/SITTING ROOM | 3 BEDROOMS | EN SUITE SHOWER ROOM
BATHROOM | FRONT BALCONY | PRIVATE GARDEN & PATIO | PARKING**

FOR DETAILED PROPERTY PARTICULARS: **ESTUARYESTATES.CO.UK** OR INFO@ESTUARYESTATES.CO.UK

Tamarisk is a well located attractive second home which would benefit from some modernization, the property has the benefit of a south facing front balcony with views to surrounding area and an enclosed rear garden and patio. There are oil radiators throughout and downlighters. The living accommodation is arranged over two floors, the ground having three bedrooms one with an en suite shower room and a family bathroom. The first floor is an open plan living room with front balcony and sperate utility room and cloakroom. The exterior has attractive Cornish stone facing. All windows and outside doors are double glazed wood and the central heating and hot water by an oil-fired boiler.

Roserrow/The Point is situated to the east of the **Camel Estuary**, a mile from the famous beaches at **Polzeath** and **Daymer Bay** and a few minutes drive from the water sports haven of **Rock**. The land, in excess of 400 acres, was once a dairy farm occupying a sheltered wooded valley. **Hayle Bay beach** at **Polzeath** is only a 20-minute walk down the lovely valley and there is also a footpath over the hill to **Daymer Bay**. **Polzeath** is a popular village with several shops including surf shops, restaurants, cafes, grocery stores and a Post Office. The beach is large and sandy, watched over by Lifeguards in the summer months, and is ideal for surfing. The watersports haven of **Rock** is within easy driving distance. For more extensive shopping the town of Wadebridge offers all town amenities, including cinema and leisure centre, and is approximately 6 miles away. The clubhouse called The Point at Polzeath is only a 5 minute walk, it has wonderful facilities including an 18 hole golf course and driving range, padel tennis courts, a leisure centre with a spa, studio, Bear bar and restaurant. The areas around **Roserrow** have been designated an area of outstanding natural beauty. All of the homes have been designed to compliment and blend harmoniously with their natural surroundings. Detailed attention has also been given to planned maintenance of the building's exteriors and the landscaping of the grounds.



ACCOMMODATION

ENTRANCE: Two parking spaces to front with steps leading to first floor and front door to:

OPEN PLAN LIVING ROOM: Light and airy open plan sitting room with wooden floor, stone fireplace with electric fire, side window and door with two side panels to the south facing front wooden balcony. The kitchen and dining area has a window to the front, ceramic tiled floor, range of wood floor and base units with worktop inset sink, dishwasher, electric double oven, hob with extractor fan, built under fridge and freezer.

UTILITY: Base units with sink with oil fired boiler, washer/dryer, window to rear and ceramic tiled floor

CLOAKROOM: WC and built in basin, ceramic tiled floor and walls.

STAIRS: To ground floor.

HALL: Two understairs storage cupboards, doors to:

MASTER BEDROOM: Window to front, fitted wardrobe.

ENSUITE: Window with obscure glass, WC, basin, shower cubicle, fully tiled

BEDROOM 2: Door to outside, window to side, fitted wardrobe.

BEDROOM 3: Window to front, fitted wardrobe.

FAMILY BATHROOM: Window to side with obscure glass, bath, shower cubicle, WC, basin, fully tiled.

OUTSIDE: Parking to front, small front lawn and enclosed oil tank, gate to rear lawned garden, fully enclosed with paved patio area.

SERVICES: Mains electricity, mains drains, oil fired central heating, oil tanks located in adjacent compound

FLOOR PLAN



TOTAL AREA: 102.8 m² 1107 ft²

All measurements are approximate and for display purposes only.



EPC ENERGY RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Directions: Situated off Granary Lane from the Farmhouse Lane accessed from main development drive.

VIEWINGS: BY STRICT APPOINTMENT THROUGH ESTUARY ESTATES:

TREBETHERICK HOUSE, TREBETHERICK,

WADEBRIDGE, CORNWALL PL27 6SB

TEL: **01208 863399** OR EMAIL: **INFO@ESTUARYESTATES.CO.UK**

GENERAL INFORMATION

Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

Money Laundering: We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service.

Agents Note: We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigation as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

Photographs: Please note all photographs are taken with a wide angle lens.

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