

**ESTUARY**  
ESTATE



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AGENTS

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**WOODBINE HOUSE, ROSERROW/THE POINT**  
**GUIDE PRICE £1,100,000 FREEHOLD**  
**INCLUDING CONTENTS**

**NR POLZEATH, ST MINVER, WADEBRIDGE, CORNWALL PL27 6QT**

A wonderful opportunity to purchase a well-designed spacious family holiday home built to a very high standard. Woodbine is set in a lovely plot on the outer perimeter of the Roserrow residential development surrounded by landscaped gardens in a peaceful area. Located in the much sought after holiday destination of Polzeath only a twenty minute pleasant walk via a public footpath across the golf course and down through the valley to Polzeath beach.

**ENTRANCE HALL • OPEN PLAN KITCHEN/DINING/SITTING ROOM • SITTING ROOM WITH CONSERVATORY**  
**• 5 BEDROOMS (5 EN SUITE) 1 ON THE GROUND FLOOR • DOWNSTAIRS CLOAKROOM • UTILITY ROOM**  
**REAR GARDEN • FRONT GARDEN • SOUTH FACING PATIO • DETACHED GARAGE**  
**PARKING FOR SEVERAL CARS • APPROXIMATELY 2500 SQUARE FEET**















A very spacious family holiday home built in 1999 which has been well maintained, the interior is attractive with tasteful furnishings and has the benefit of five bedrooms and five bathrooms. **Woodbine** House has replacement Anglian woodgrain UPVC windows and external doors throughout that blend harmoniously with the natural area. The owners have installed an outside oil-fired boiler and there are radiators throughout, a Mega flow water cylinder with heated towels rails in the bathrooms. The ground floor has attractive wood effect Karndean flooring throughout. The open plan kitchen/dining room has French doors onto the front south facing patio a great area for outside dining.

There is a large fully enclosed lawned rear garden to the rear and a raised wooden deck alongside the stream a delightful area to enjoy the natural beauty. The **Roserrow lakes** are an area of outstanding natural beauty which attracts many birds and wildlife which enhances capture this beautiful part of **Cornwall**. The rear and front gardens are landscaped with a varied selection of shrubs and trees which been lovingly cared for by present owners.

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Roserrow is adjacent to **The Point** at **Polzeath** and is situated to the east of the **Camel estuary**, the land, in excess of 400 acres, was once a dairy farm occupying a sheltered wooded valley. There is a lovely public footpath to **Polzeath beach** across the golf course and through the valley, approximately a 20-minute walk, and another to **Daymer Bay**. **The Point** has a golf course set in 230 acres of parkland with a restaurant, bar, swimming pool, state of the art gym and studio and Padel tennis courts. which are open to the general public, or a membership can be purchased.

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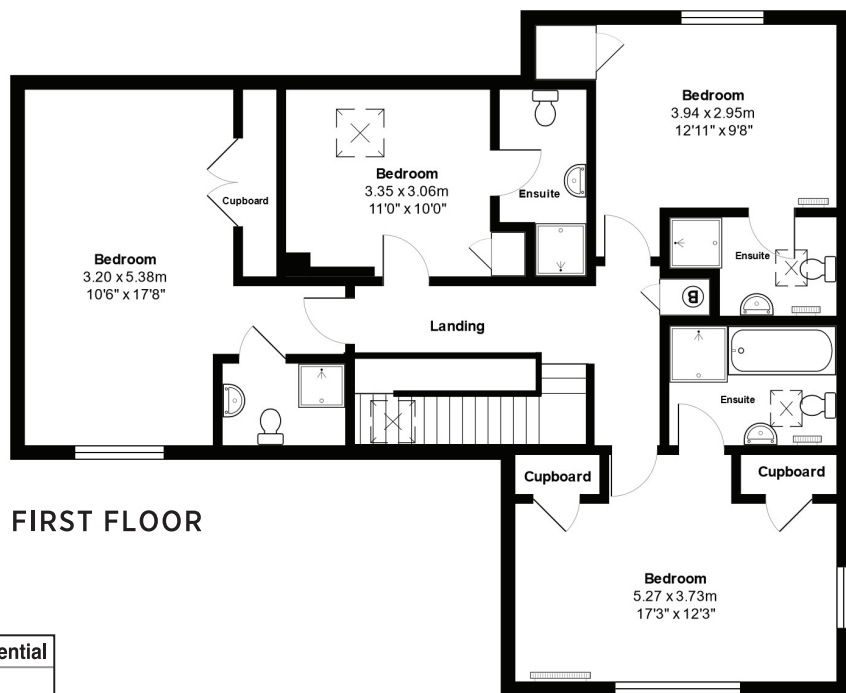
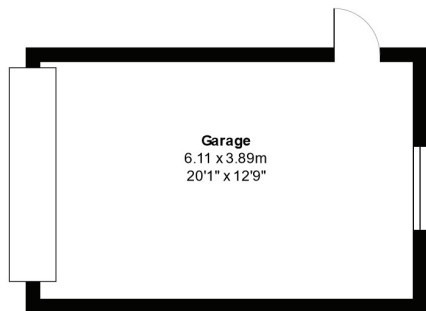
**Polzeath** is a very popular coastal village having several shops including a grocery store, a post office, surf shops, seafood restaurants and lively beach cafes. The sandy beach is large and family friendly, watched over by lifeguards in the summer months and is ideal for surfing being the home to surf schools. The coastal footpath from **Polzeath** leads around into the **Camel Estuary**, which features the beautiful beach of **Daymer Bay** and the water sports haven of **Rock**, where you can take the ferry to **Padstow**. For more extensive shopping the town of **Wadebridge** offers all town amenities, including a cinema and leisure centre, and is approximately 6 miles away.



# FLOOR PLANS

TOTAL AREA: 227.5 m<sup>2</sup> 2449 ft<sup>2</sup>.

All measurements are approximate and for display purposes only.  
 Floorplan for guidance only. No liability accepted for errors.



## EPC ENERGY RATING

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		74   C
55-68	<b>D</b>	64   C	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		



## ACCOMMODATION

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**ENTRANCE:** Paved drive with lawned area and rockery to one side leading down to garage and property. Cornish stone wall to front of property and wooden gate and steps down to paved patio area and path leading to front door. Step up to wooden front door with window to:

**HALL:** Stairs leading to first floor with underneath cupboard, Karndean wood effect flooring. Doors to:

**SITTING ROOM:** 2 windows, one to the front and one to rear with view of garden. Stone fireplace with slate hearth and wooden mantle with wood burning stove. Karndean wood effect flooring. Double wooden doors leading to

**SUN ROOM:** Windows to front and sides. French doors to garden.

**KITCHEN/DINING:** French doors to front leading to sunny patio which is perfect for outside dining. Window to either side and small window above sink. Range of wooden wall and base units with worktop over, sink with drainer. Built in dishwasher, fridge, freezer, oven, microwave and electric ceramic hob. Karndean wood effect flooring

**UTILITY ROOM:** Door and small window to side leading to garden. Range of wall and base units with worktop over. Stainless steel sink and drainer. Built in washing machine and tumble dryer.

Door to downstairs ensuite.

**BEDROOM:** Large window to rear with view of garden. Built in double airing cupboard with shelving. Door leading into:

**EN SUITE:** Obscure glass window to side, bath, low level WC, pedestal wash hand basin, fully tiled shower cubicle with glass door and electric power shower. Walls fully tiled, ceramic tiled floor, heated towel rail.

**CLOAKROOM:** Obscure glass window to rear. Low level WC and electric bidet, hand basin. Walls fully tiled, heated towel rail.

**STAIRS:** With wooden banister and handrail from hall leading to:

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## FIRST FLOOR

**LANDING:** Velux window. Storage cupboards, cupboard with large mega flow system. Doors to:

**BEDROOM:** Large window to front, one to side, 2 built in wardrobes. Door leading into:

**EN SUITE:** Velux window, panelled bath, low level WC, pedestal wash hand basin with shelf and mirror above, fully tiled shower cubicle with electric power shower and glass door. Walls fully tiled, ceramic tiled floor, heated towel rail.

**BEDROOM:** Window to rear. Built in wardrobe. Door leading into:

**EN SUITE:** Velux window, WC, pedestal wash hand basin, fully tiled shower cubicle with electric power shower and glass door. Walls fully tiled, ceramic tiled floor, heated towel rail.

**BEDROOM:** Window to front, one to side. Built in double wardrobe, loft hatch. Door leading into:

**EN SUITE:** Small wash hand basin with shelf and mirror above, fully tiled shower cubicle with electric power shower and glass door. Walls fully tiled, ceramic tiled floor, heated towel rail.

**BEDROOM:** Velux window, built in wardrobe. Door leading into:

**EN SUITE:** Low level WC, pedestal wash hand basin with shelf and mirror above, fully tiled shower cubicle with electric power shower and glass door. Walls fully tiled, ceramic tiled floor, heated towel rail.

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## OUTSIDE

Lovely, landscaped garden with lawned area and paved patio area to front of property with Cornish stone wall, variety of plants and shrubs. Cornish stone wall also to side with further wood fencing on top. Paved path leading all around the front and side of the property. Rear garden with lawned area, ornate flower borders and Pittosporum hedge. Patio area with wooden decking overlooking stream and pond. Outside oil-fired boiler and enclosed double-skinned oil tank.

**GARAGE:** Accessed either from drive with up and over door. Steps up from side path leading up to wooden side door with glass panels. Window to rear and power points. EV car charger.

**SERVICES:** Mains electric, water and drainage

**TAX BAND:** G













FOR DETAILED PROPERTY PARTICULARS: [ESTUARYESTATES.CO.UK](http://ESTUARYESTATES.CO.UK) OR [INFO@ESTUARYESTATES.CO.UK](mailto:INFO@ESTUARYESTATES.CO.UK)













**VIEWINGS BY STRICT APPOINTMENT THROUGH:**

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#### **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 sanitaryware 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.

**Tenure:** The property is Freehold with vacant possession upon completion of the purchase.

**Services:** All mains services are connected to the property. Central heating is by way of oil.

**Land:** It is suggested that prior to exchange of contracts, prospective purchasers walk the land and boundaries in order to satisfy themselves as to the exact area of land they are purchasing and also to check all fixtures and fittings either included or excluded in the sale.

**Photographs:** All photographs are taken with a wide angle lens.