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THE SUMMERHOUSE, ROSERROW/THE POINT
GUIDE PRICE £1,200,000 FREEHOLD
INCLUDING CONTENTS

ST MINVER, WADEBRIDGE, CORNWALL PL27 6QT

Great opportunity to purchase a unique, beautifully designed, spacious holiday home in this much sought after holiday destination of Polzeath. The Summerhouse is energy-efficient with roof solar collectors and a new oil fired boiler.

ENTRANCE HALL • OPEN PLAN KITCHEN/DINING ROOM • CONSERVATORY • SITTING ROOM
6 BEDROOMS (5 EN SUITE) 1 ON THE GROUND FLOOR • DOWNSTAIRS SHOWER ROOM
CLOAKROOM • UTILITY ROOM • REAR GARDEN • PATIO • GARAGE
PARKING FOR SEVERAL CARS • APPROXIMATELY 3000 SQUARE FEET

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







The Summerhouse is a stylish and very spacious family holiday home built in 2002 with an elegant galleried landing, it has been beautifully maintained by the present owners, the interior is most attractive with tasteful furnishings. **The Summerhouse** is successfully let on a holiday letting basis. The master bedroom has the benefit of a balcony which overlooks the beautiful lakes at **Roserrow**. The owners have recently made a large investment installing a new oil fired energy efficient heating system which consists of a Grant Vortex boiler and Grant Sahara on roof solar collectors which supplement the heating and hot water. The system has a remote control so that it can be operated from another location.

There is a large fully enclosed lawned garden to the rear and patio area to rear and side. The exterior of **The Summerhouse** is attractive Cornish stone facing designed to compliment and blend harmoniously with the surroundings. The exterior windows and doors are hardwood with sealed units.

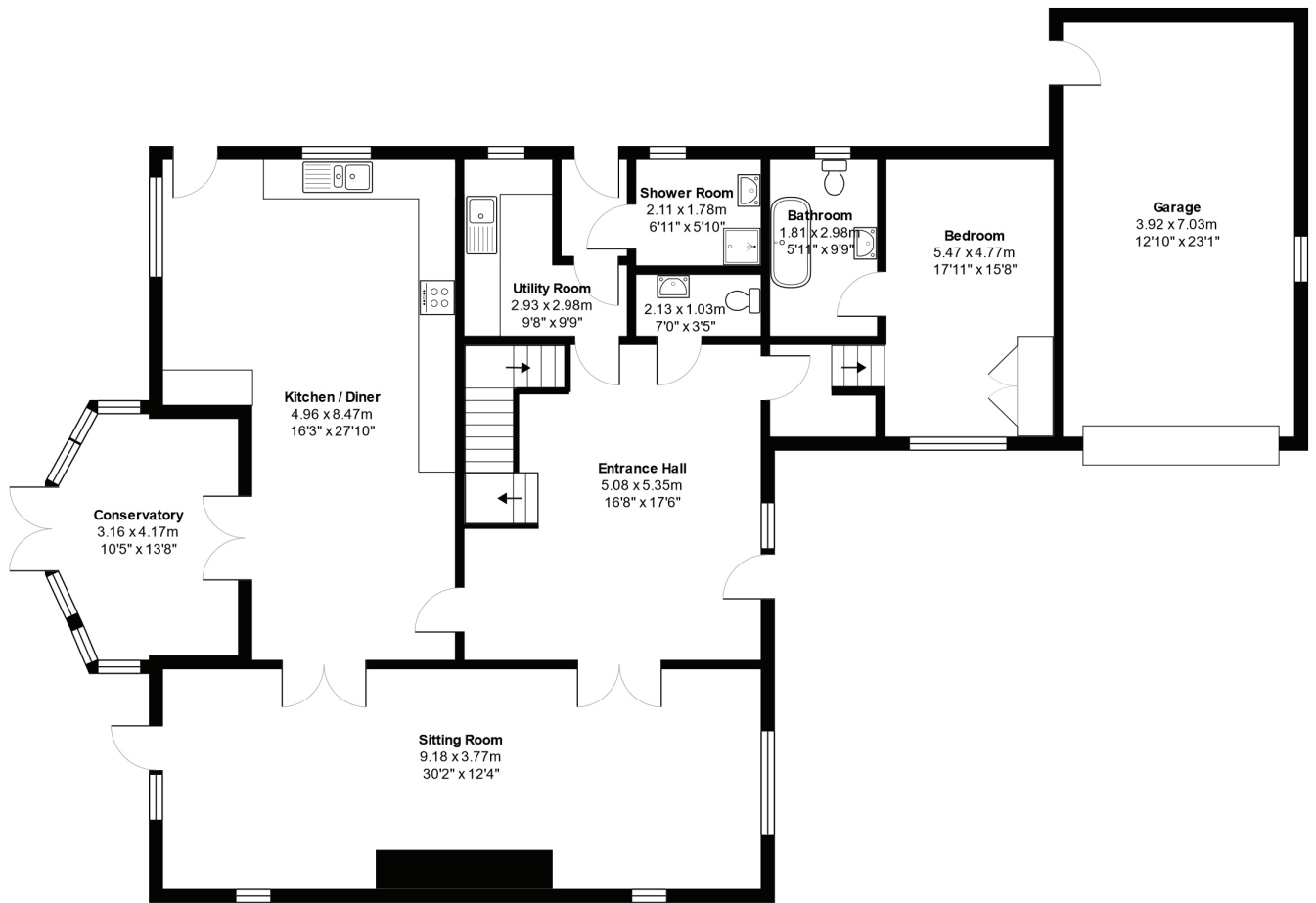
Roserrow is adjacent to **The Point at Polzeath** and is situated to the east of the **Camel estuary**, the land, in excess of 400 acres, was once an dairy farm occupying a sheltered wooded valley. The lakes are an area of outstanding natural beauty which attracts many birds and wildlife to capture this beautiful area of **Cornwall**. There is a lovely public footpath to **Polzeath beach** 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.

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 cinema and leisure centre, and is approximately 6 miles away.

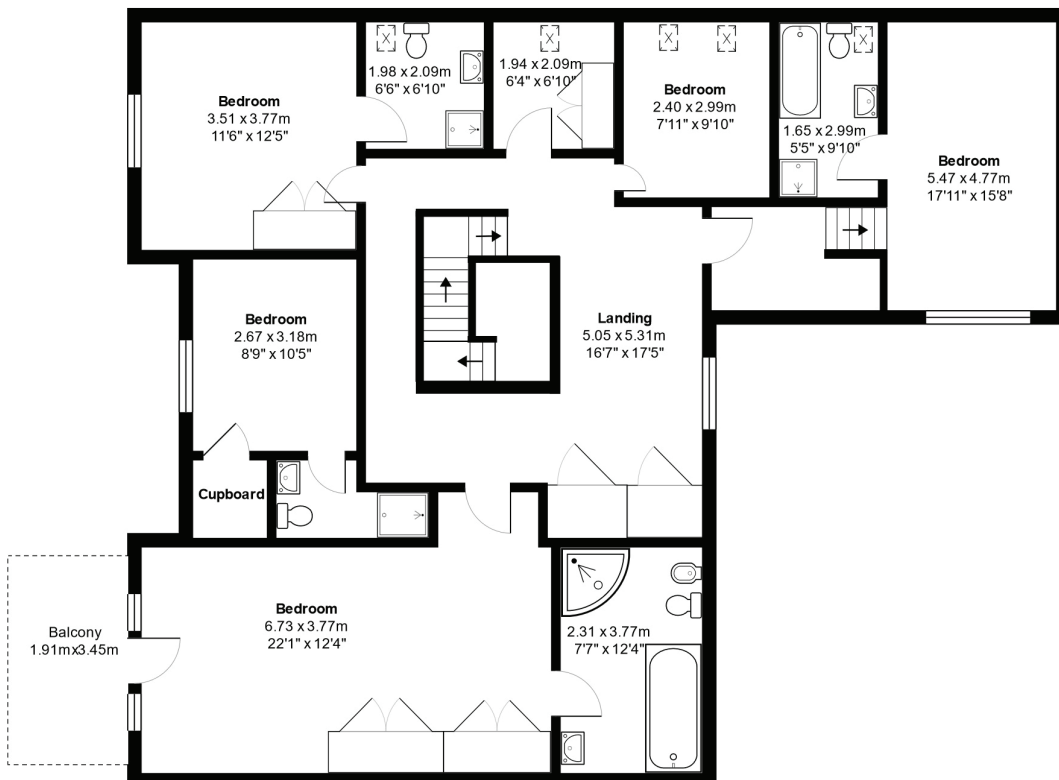
FLOOR PLANS

TOTAL AREA: 305.9 m² 3293 ft²

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



FIRST FLOOR



ACCOMMODATION

ENTRANCE: Brick paved drive to front of property with steps down to wooden front door leading into:

HALL: Stairs to first floor with cupboard underneath, ceramic tiled floor, radiator, two wall lights **Doors to:**

SITTING ROOM: Window to front, two windows to side and double doors leading out to patio and rear garden. Double doors to Kitchen/Dining Room. Stone fireplace with slate hearth, wooden mantle piece and open fire, two radiators, four wall lights.

KITCHEN/DINING ROOM: Window to side and rear, door to side leading to garden. Range of wall and base units with granite worktop over, stainless steel sink, drainer, mixer tap and water purifier, built in dishwasher, electric oven, steam oven, microwave and ceramic hob with extractor fan above. American fridge/freezer and drinks fridge. Breakfast bar with granite worktop to side. Walls part tiled, slate tiled floor, two radiators, recess spotlights. Double doors leading into the conservatory.

CONSERVATORY: Windows double doors to front leading out to patio and garden. Ceramic tiled floor, two radiators, two wall lights.

UTILITY ROOM: Window to side, base units with wood worktop over, stainless steel sink with drainer and mixer tap. Space and plumbing for washing machine and tumble drier. Slate tiled floor, walls part tiled, radiator, recess spotlights.

Door to:

REAR HALL: Door to:

SHOWER ROOM: Window to side. Fully tiled shower enclosure with Mira electric shower and glass doors. Wash hand basin with cupboard underneath. Walls part tiled, slate tiled floor, heated towel rail, extractor fan and recess spotlights.

CLOAKROOM: Pedestal wash hand basin and low level WC. Walls part tiled, tiled floor, fuse box, extractor fan, radiator, mirror and recess spotlights.

BEDROOM 3: Door and steps leading up to bedroom. Window to front, built in double wardrobe, TV point, radiator, central light. **Door to:**

EN SUITE: Window to side, free standing bath with claw feet, pedestal wash hand basin and low level WC. Fully tiled, chrome ladder heated towel rail, extractor fan, mirror, electric shaver point and recess spotlights.

STAIRS FROM HALL LEADING TO FIRST FLOOR



ACCOMMODATION CONTINUED

FIRST FLOOR

LANDING: Galleried landing and airing cupboard and cupboard housing hot water cylinder. Loft hatch, smoke alarm, two radiators, three wall lights, and statement central light. **Doors to:**

BEDROOM 2: Steps leading up to bedroom. Window to front, built in double wardrobe, TV point, radiator, central light.

Door to:

EN SUITE: Velux window to side, panelled bath, fully tiled shower enclosure with Mira electric shower and glass doors, pedestal wash hand basin and low level WC. Fully tiled, chrome ladder heated towel rail, extractor fan, mirror and electric shaver point and recess spotlights.

MASTER BEDROOM: Door with windows to either side leading out to decked balcony overlooking garden and the lakes.

Two built in double wardrobes, TV point, telephone point, two radiators, two wall lights, recess spotlights. **Door to:**

EN SUITE: Window to front. Bathroom suite comprising of a large panelled spa bath with overhead shower and designer taps, fully tiled shower enclosure with Mira electric shower and glass doors, wash hand basin, low level WC and bidet. Fully tiled. Large chrome ladder heated towel rail, extractor fan, electric shaver point and recess spotlights.

BEDROOM 5: Window to rear, built in wardrobe, TV point, radiator, central light. **Door to:**

EN SUITE: Fully tiled shower enclosure with Mira electric shower, pedestal wash hand basin and low level WC. Fully tiled. Chrome ladder heated towel rail, extractor fan, mirror and electric shaver point and recess spotlights.

BEDROOM 4: Window to rear, built in double wardrobe, TV point, radiator, central light and recess spotlights. **Door to:**

EN SUITE: Velux window to side. Fully tiled shower enclosure with Mira electric shower, pedestal wash hand basin and low level WC. Fully tiled. Chrome ladder heated towel rail, extractor fan, electric shaver point and recess spotlights.

BEDROOM 5: Two velux windows to side, TV point, radiator, central light.

BOILER ROOM: Built in storage cupboard, new Grant Vortex boiler , central light.

OUTSIDE

GARAGE: Garage with up and over door, a window to side with power.

Brick paved drive to front with ample parking and lawned area to either side. Fully enclosed rear garden which is mainly laid to lawn edged with Pittesporium hedge, large patio area

SERVICES: Mains electricity, water and drainage.

TAX BAND: G

EPC ENERGY RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		







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.

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