

# TORQUIL HOUSE & LITTLE TORQUIL DAYMER BAY



JB ESTATES  
EST. 1971

## TORQUIL HOUSE AND LITTLE TORQUIL

Daymer Bay, PL27 6SA

An extremely rare opportunity to acquire an exceptional and elegant detached Edwardian property with seven-bedrooms, alongside a separate two-bedroom holiday cottage and detached spa suite. Available for the first time as a whole Torquil House and Little Torquil are nestled less than 160 metres from the sheltered dunes of Daymer Bay and the Camel Estuary. Torquil House is a fine example of a period seaside family house, set in delightful gardens and surrounded by the peace and splendour of the north Cornish coast.

Daymer Beach 160 metres, Polzeath 1 mile, Rock 2 miles, Wadebridge 7 miles, Bodmin Parkway Train Station 18 miles, Newquay airport 21 miles, Exeter 70 miles - all distances approximate

- **Torquil House:** Seven bedrooms, two with estuary glimpses and 6 bathrooms (3 en-suite), WC and Utility Room. **3,427 sq. feet.**
- Generous kitchen breakfast room overlooking the garden, and two large reception rooms, all bursting with period features.
- **Little Torquil:** Two bedrooms and one bathroom, with separate parking and an enclosed rear garden. **605 sq. feet.**
- **Spa suite:** Games room, sauna, shower room with sunken jacuzzi spa, outside decking and plant room. **527 sq. feet.**
- **Grounds:** A private, enclosed garden comprising of a large lawn with mature plants & shrubs, ample parking and multiple outdoor seating areas. In all approx. **0.51-acres.**

Viewings strictly by appointment only

**GUIDE PRICE £4,500,000**

FREEHOLD





## TORQUIL HOUSE

This substantial and magical seven-bedroom stone and slate hung Edwardian property, is situated just steps from the Camel Estuary and Daymer Bay beach with its tranquil waters and soft, golden sands. Steeped in history and exuding comfortable old-world charm, this quintessential coastal property seamlessly blends traditional features with modern luxuries. The poet, John Betjeman, fondly visited Torquil House during his childhood and affectionately refers to Torquil in his poetry.

Set in a sought-after location, this rare gem enjoys views of Brea Hill with glimpses of the sparkling estuary waters from two of the bedrooms. Graceful interiors with high ceilings, solid wood floors and panelled sash windows include a light filled entrance hall, a large open-plan kitchen/breakfast room, a generous drawing room with an open fireplace and garden access, along with a TV snug with double doors into a third reception room with potential as a study / 7<sup>th</sup> bedroom. Six bedrooms are set on the first floor along with six bathrooms (3 with en-suites).

Currently a holiday let with Latitude50, Torquil House would make a wonderful family home or holiday retreat, being only moments from the beach, St Enodoc Golf Course and the Southwest Coast Path.

## TORQUIL HOUSE ACCOMMODATION

**GROUND FLOOR:** Entrance Hallway | Open plan kitchen/dining room with a breakfast bar and pantry | Drawing room with open fire, large bay window seat with garden views, and French doors out to the garden | TV snug with log burner | Utility room | Additional reception room with the potential to be a large study or seventh bedroom with a fireplace and French doors opening onto the side garden | External boiler room.

**FIRST FLOOR:** Master bedroom with en-suite bathroom and estuary views | Two double bedrooms with en-suite bathrooms (1 with estuary views and 1 with views towards Brea Hill) | Double bedroom (set up as a triple room) | Two twin bedrooms | Family bathroom | Shower room | W.C.

## OUTSIDE

Approached via a private drive shared with Little Torquil behind, Torquil House is surrounded by a peaceful, private garden stocked with mature trees, shrubs and colourful blooms. A gravelled driveway to the rear offers private parking for multiple vehicles. Picturesque and immensely private, the gardens offer a peaceful oasis to enjoy outdoor dining and family gatherings. A covered porch /veranda with a romantic swing seat offers the perfect vantage point to enjoy the garden.

## SERVICES

Mains water and electricity | Private drainage (septic tank) | Oil fired central heating.







Bedroom 1



Bedroom 1 - ensuite



Bedroom 1



Bedroom 4



Bedroom 2



Bedroom 5



Bedroom 3 - ensuite

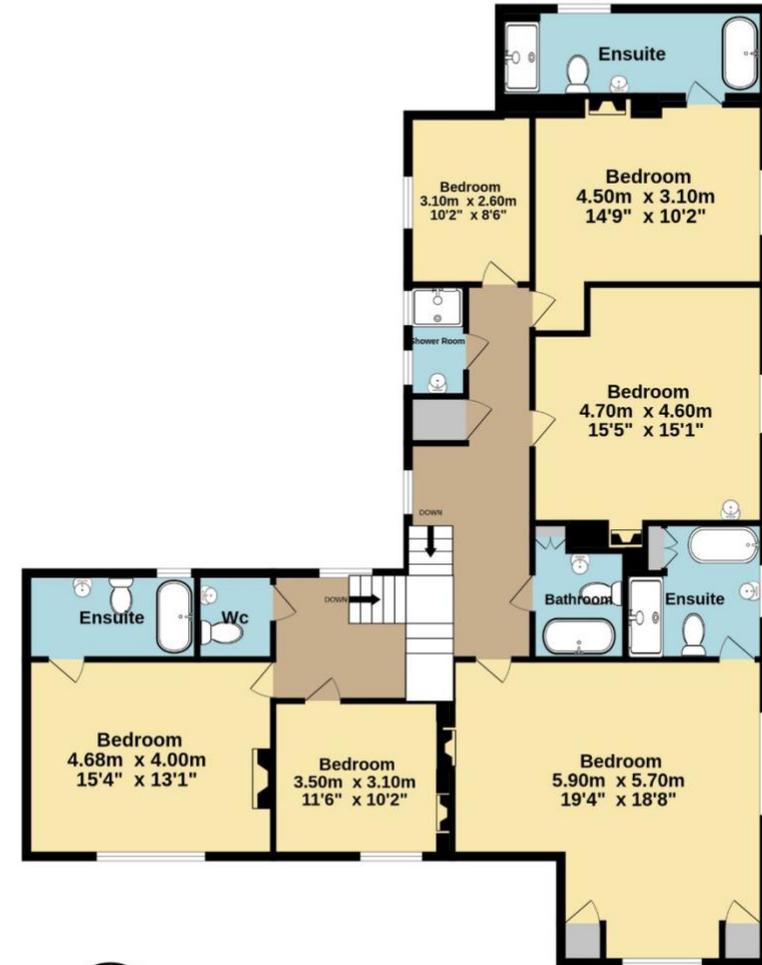
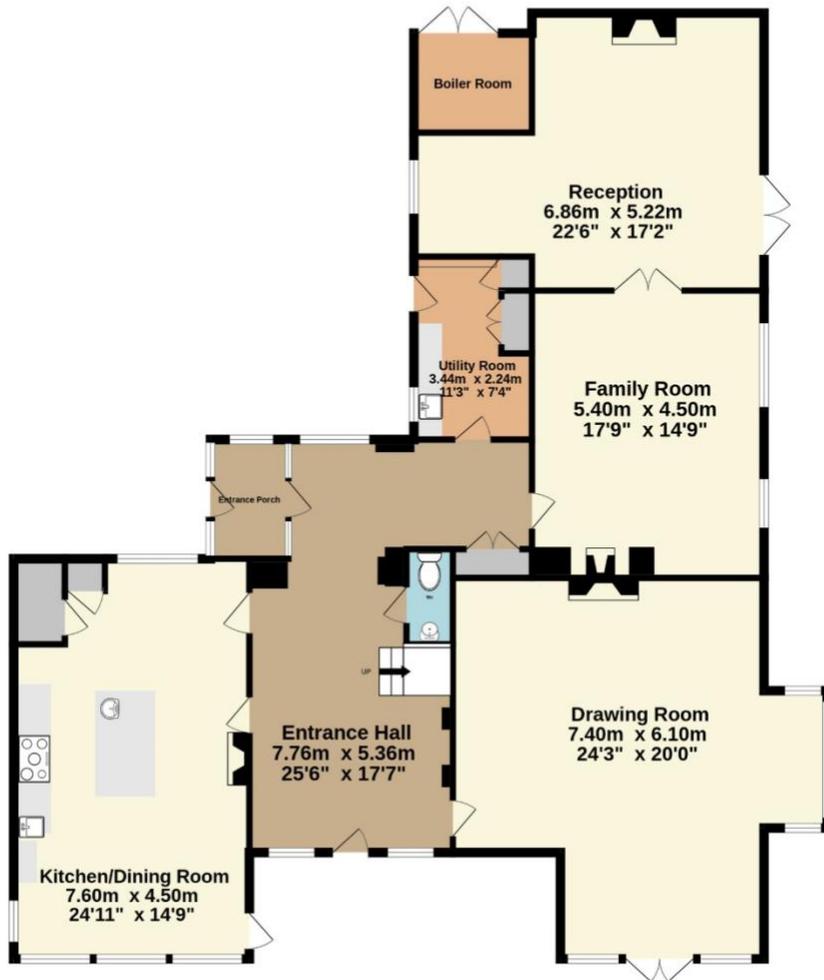


Bedroom 3

# Torquil House

Ground Floor  
171.0 sq.m. (1840 sq.ft.) approx.

1st Floor  
147.5 sq.m. (1587 sq.ft.) approx.



**TOTAL FLOOR AREA : 318.5 sq.m. (3,427 sq.ft.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## LITTLE TORQUIL

Little Torquil is a comfortable, well-presented two-bedroom detached cottage located to the rear of Torquil House. Currently a successful holiday let with Latitude 50, it benefits from a private rear garden with allocated parking.

Partially slate hung, the cottage comprises light-filled rooms and well-proportioned accommodation, with a spacious open plan kitchen, dining, living room and open fireplace. There are two bedrooms set on the first floor along with a family bathroom. The cottage provides useful ancillary accommodation for the main house, or as a stand-alone holiday let property generating an income. The cottage has planning permission to extend and develop along with the adjacent spa suite to create a new 4-bedroom dwelling, if desired. PA24/07144.

## LITTLE TORQUIL ACCOMMODATION

### GROUND FLOOR:

Entrance hall | Open plan kitchen/living room with fireplace, access to the rear garden and a bay window looking onto the private garden

### FIRST FLOOR:

Two double bedrooms | Family bathroom | Store cupboard containing the water tank.

## OUTSIDE

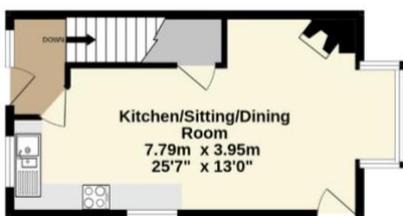
Accessed via the shared driveway leading to allocated parking for the cottage. A path leads around the side of the property to a sheltered rear garden providing incredible privacy.

## SERVICES

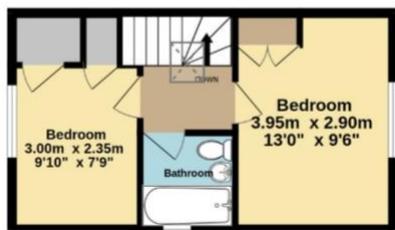
Mains electricity & water. Private drainage (septic tank). Electric heaters.



Little Torquil Ground Floor  
28.5 sq.m. (307 sq.ft.) approx.



Little Torquil 1st Floor  
27.6 sq.m. (298 sq.ft.) approx.



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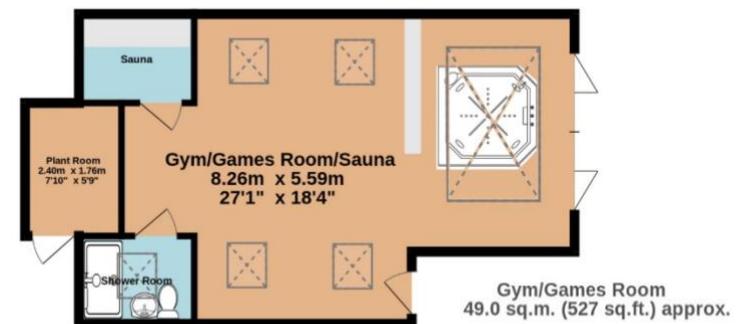






## SPA SUITE

Completed in 2007 this modern addition to Torquil House is bathed in natural light from the glazed atrium and overhead windows. Positioned between Torquil House and Little Torquil, the Spa Suite provides a fantastic and secluded relaxation and wellness space for all ages to enjoy. A large, raised deck offers a wonderful spot to unwind outdoors with huge bi-fold doors opening the whole suite up to the sunshine and fresh sea air. The substantial main room has plenty of space for table tennis and gym equipment, with a TV to watch while you work out or hang out. After a day on the beach, hit the showers and sauna, before sinking back into the bubbling jacuzzi spa. Switch on the external led lighting to transform the whole suite into a fantastic space for entertaining.



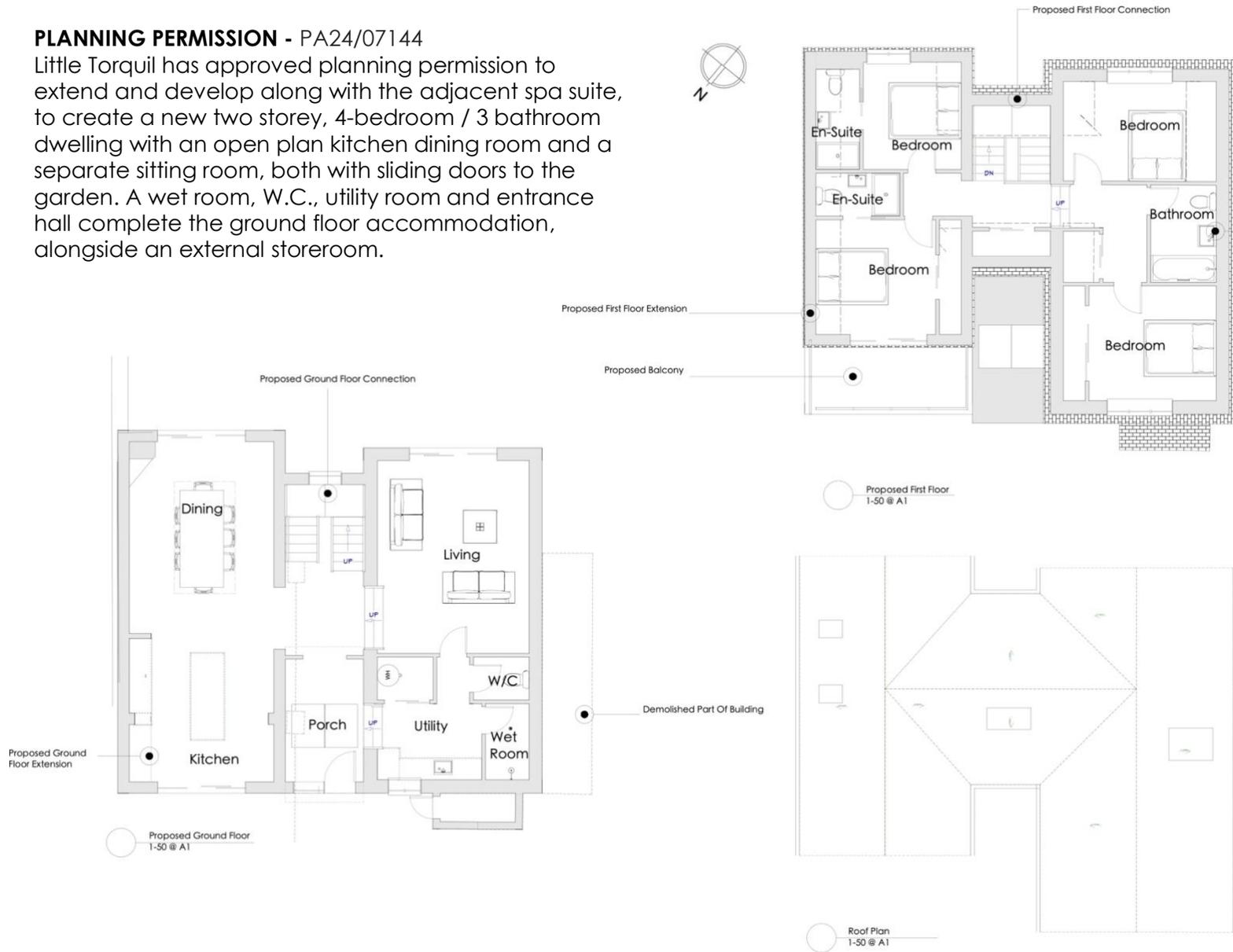


## LOCATION

If you are looking for the perfect Cornish coastal home, then Torquil House and Little Torquil offers a magical spot from which to explore everything that North Cornwall has to offer - a magnificent and rugged stretch of the north Cornish coastline incorporating the Camel Estuary and offering easy access across to Padstow via the Black Tor foot ferry. Understandably the area is very popular with families, water sports enthusiasts, golfers, and walkers alike. With the world class St Enodoc links golf course and the Point at Polzeath on your doorstep, you will be spoilt for golfing choice. From Torquil, stroll down to the dog friendly, calm clear waters of Daymer Bay with its golden sandy beaches perfect for young children, or cruise around to Polzeath for more exhilarating waves and try your hand at surfing, body boarding or stand-up paddle boarding. The beaches at Daymer Bay and nearby Polzeath enjoy golden soft sand, rock pools and some of the best surf in the UK. Spectacular cliff top footpaths are the perfect way to explore this area that was a favourite haunt of Sir John Betjeman. Just a few minutes' drive away lies the water sports hub of Rock where you can sail, water-ski and paddle board; hire a motorboat, book a fishing, or pleasure boat trip, or sign up for dinghy lessons. An excellent range of restaurants are within easy reach including Nathan Outlaw's Restaurants in Port Isaac, Paul Ainsworth at No. 6 Padstow and The Mariners Inn, and Rick Stein's seafood restaurants in Padstow. The Dining Room and Fourboys in Rock are also highly regarded. Both Padstow and Wadebridge have an excellent range of local shops catering for all your shopping needs while most everyday supplies can be found at Flo's Kitchen & Deli in Trebetherick, or Nursery Stores in Rock.

**PLANNING PERMISSION - PA24/07144**

Little Torquil has approved planning permission to extend and develop along with the adjacent spa suite, to create a new two storey, 4-bedroom / 3 bathroom dwelling with an open plan kitchen dining room and a separate sitting room, both with sliding doors to the garden. A wet room, W.C., utility room and entrance hall complete the ground floor accommodation, alongside an external storeroom.



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