

# THE COTTAGE

## DAYMER BAY



JB ESTATES

EST. 1971



## THE COTTAGE

Daymer Bay, PL27 6SA

Less than 1-minutes' walk to Daymer Bay beach, The Cottage is a very well presented 4-bedroom family home set in a large west-facing garden. Enjoying sea and estuary views from the first floor sitting room and bedrooms, this spacious, modern house is well considered and bathed in natural light. The open plan living area spills out to a sizeable garden and wraparound terrace to fully appreciate Cornwall's epic sunsets and fresh sea air.

- Moments from Daymer Bay beach and the Southwest Coast Path.
- Four bedrooms, two on the ground floor and two on the first floor with sea views, three bathrooms (2 en-suite), WC, Wet Room and Utility Room.
- Spacious, light-filled open plan kitchen, dining and living room overlooking the large garden, perfect for modern family life.
- Second sitting room on the first floor for multigenerational living with sea views and patio doors to a covered balcony.
- Driveway parking and integrated single garage.
- Large, enclosed, sea-facing garden. In all approx. **0.32-acres**.
- 2,570 sq. feet (238.7 sq. metres). EPC Band C.

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

Viewings strictly by appointment only

**Guide Price £2,250,000**

FREEHOLD









## THE PROPERTY

Constructed in 2010, The Cottage at Daymer Bay is a quintessential whitewashed 4-bedroom coastal home, set in a large garden just moments from the shoreline at Daymer Bay. Spacious and naturally lit throughout, the ground floor comprises a wonderful light and airy open plan kitchen, dining and living area with a wood burner, and full height patio doors leading out to the west facing terrace and garden. A large utility room with a door to the garden, also provides access to a WC, the garage and an impressive wet room, perfect for keeping the inevitable sandy feet at bay.

Two ground floor double bedrooms both have dual aspect windows overlooking the pretty garden (one also has a patio door out to the terrace), and the ground floor bedrooms share a spacious family bathroom.

On the first floor a wide landing/study area leads to the second living room, a bright space with a wood burner, vaulted ceiling and a glazed sea-facing wall with patio doors that opens onto a wide covered balcony, perfect for enjoying the far-reaching views. Two large en suite bedrooms complete this floor, both with estuary views.

## OUTSIDE

The Cottage sits in a generous lawned garden, bordered with mature hedging. The gated entrance off Daymer Lane turns into a tarmac driveway with parking for several cars/boat, along with an integrated single garage offering additional storage space. The paved, sea facing terrace extends from the front around the side of the house to the entrance. A pedestrian gate opens onto Daymer Lane and in the top corner of the garden a 5-Bar gate provides access into Daymer Bay car park, creating a short cut onto the coast path.

## SERVICES

Mains electricity and water, ground source heat pump, solar thermal, private drainage, superfast broadband.







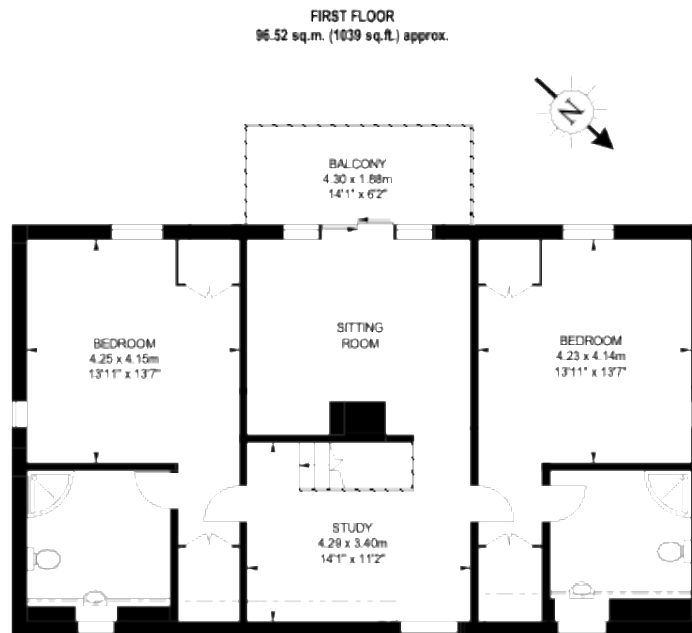
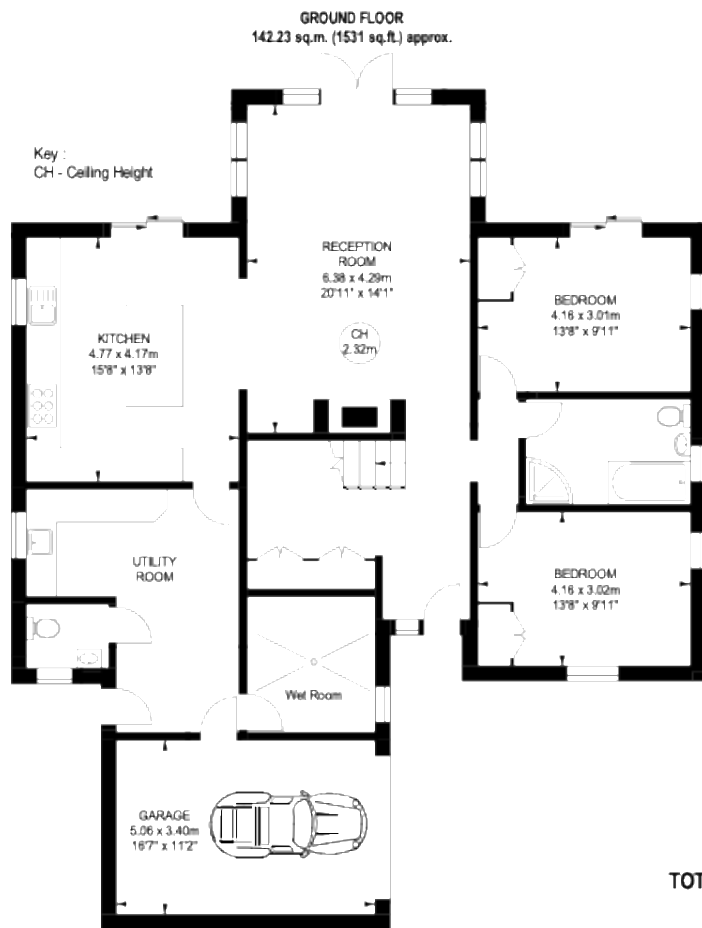




## LOCATION

If you are looking for the perfect beachside home, then The Cottage offers an excellent location 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 The Cottage, 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 Four Boys 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.





**TOTAL FLOOR AREA : 238.75 sq.m. (2570 sq.ft.) approx.**

Illustration For Identification Purposes Only. Not To Scale  
\*Floorplan Drawn According To RICS Guidelines

Whilst every attempt has been made to ensure the accuracy of this floorplan, 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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