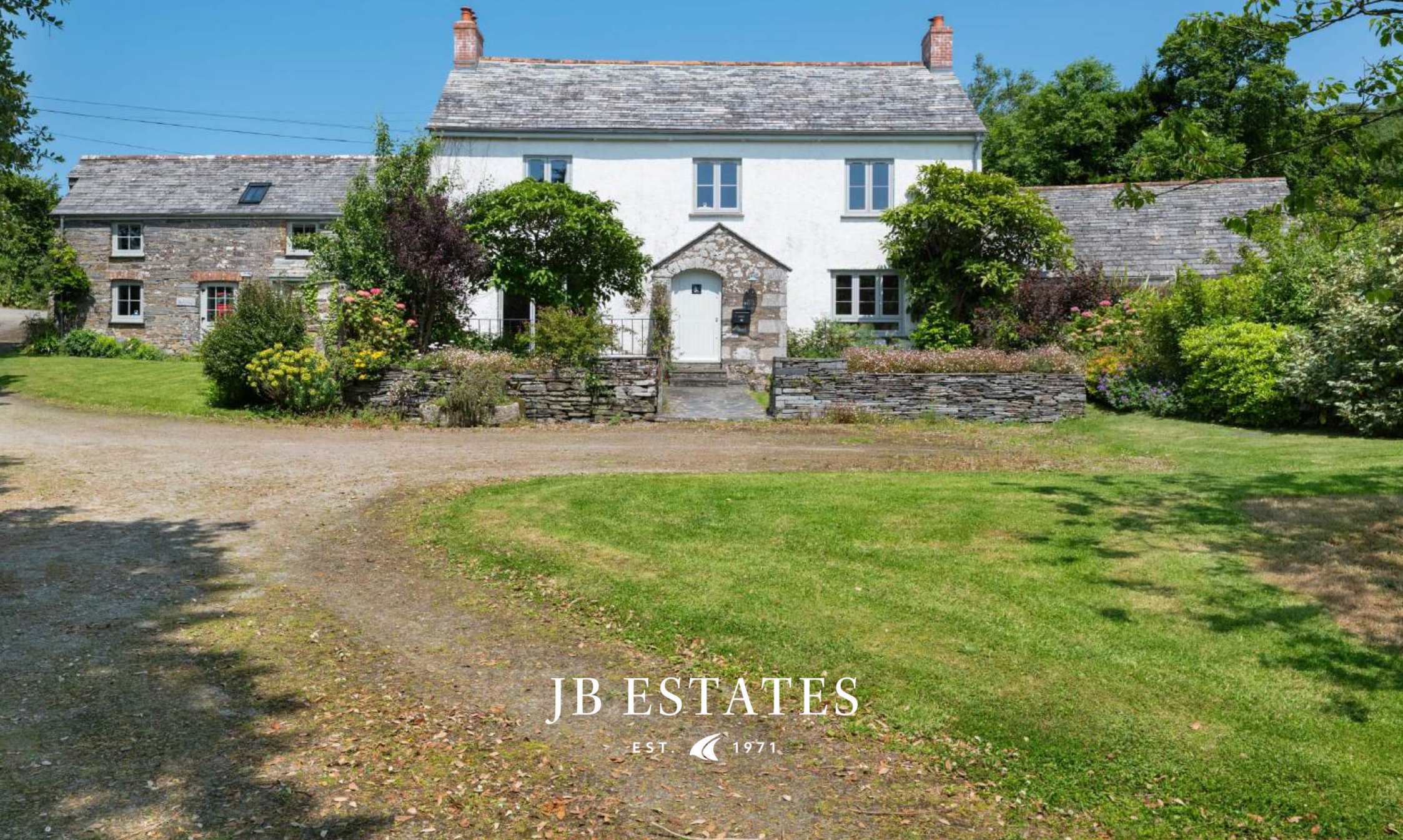


PENQUITE

PENDOGGETT, NR PORT ISAAC



JB ESTATES

EST.  1971

PENQUITE

Pendoggett, PL30 3HN

Set in a peaceful and secluded location, this impressive 3-bedroom farmhouse style property, comes with a an attached 2-bedroom cottage and a detached 2-bedroom annexe, all set in beautifully landscaped gardens, with an outdoor heated swimming pool, patio terraces, and a triple garage. Set in a picturesque rural setting, the property enjoys convenient access to the North Cornwall coast, with the popular destinations of Port Isaac, Polzeath, and the charming parish of St Kew all within easy reach.

- A substantial farmhouse-style 3-bedroom family home with an attached characterful 2-bedroom cottage with adjoining access. In all 2,661 sq.ft. (247.2 sq.m). EPC Band E
- Additional separate 2-bedroom annexe set in the grounds. In all 1446 sq.ft. (134.4 sq.m.) EPC Band C.
- The garden offers gently sloping lawns, a sweeping driveway, a triple garage and a large patio terrace with an outdoor heated swimming pool and outdoor shower, perfect for relaxing in the sun and entertaining family and friends.
- Set in a private and idyllic location between Port Isaac and Polzeath with a plot size of approx. 0.75 acres.
- The current owners have recently re-roofed the house and fitted new windows and doors throughout.
- Located within easy reach of Port Isaac, Polzeath, St Kew and the market town of Wadebridge.

Port Isaac 2.6 miles, Polzeath 6.3 miles, Rock 7.9 miles, Wadebridge 6.2 miles, Bodmin Parkway 14.7 miles, Newquay Airport 18.5 miles

Viewings by appointment only

Guide Price £1,350,000

FREEHOLD





PROPERTY DETAILS

Penquite is a charming private holiday home situated in a picturesque rural setting near the beautiful Cornish coastline. This substantial and versatile property features three bedrooms, including a principal suite with en-suite bathroom. The spacious open-plan kitchen and dining area has vaulted ceilings and includes a cosy TV snug with a woodburner that flows seamlessly into a generous sitting room, complete with a fireplace and slate flooring throughout.

The property adjoins a separate two-bedroom cottage with access on the ground floor, allowing it to be separated from the main house if desired. Penquite would suit as a large family home, or for multi-generational living. The annexe and attached cottage provide immense income potential in one of Cornwall's most sought-after rural areas.

PENQUITE ACCOMMODATION

GROUND FLOOR: Entrance hallway leading into sitting room with log burner | W.C. | TV snug/additional sitting room with log burner | Utility room | Open-plan kitchen/dining room with vaulted ceilings.

FIRST FLOOR: Principal bedroom with en-suite | 2 double bedrooms | Family bathroom.

OUTSIDE

Approached via a sweeping driveway, Penquite enjoys a tranquil rural setting bounded by mature trees and shrubs, all just a short drive from the Cornish coast. The property offers extensive parking, including access to a triple garage and dedicated boat store. Set in approximately 0.75 acres, the grounds feature gently sloping lawned gardens, multiple patio terraces, a heated outdoor swimming pool, a convenient external store with an outdoor shower. The beautifully maintained grounds perfectly complement the relaxed, coastal lifestyle that the property affords.

SERVICES

Main's water & electricity. Private drainage. Oil fired central heating.



LOCATION

Penquite is nestled in a peaceful countryside location, just a short drive from North Cornwall's best beaches, surf spots and coastal villages. The surfing hot spot of Polzeath is just a 10-minute drive away, where you can rent surfboards, enjoy trendy restaurants, art galleries and stunning coastal paths. Nearby Rock on the Camel Estuary is also just a short drive away and offers the perfect location for water sports, world class golf, as well as the ferry over to Padstow Harbour, which has a good selection of independent shops, galleries and renowned restaurants by Rick Stein and Paul Ainsworth. Closer still, lies the historic fishing village of Port Isaac, home to the ITV Doc Martin series, The fisherman's Friends shanty group, with its whitewashed fisherman's cottages, pubs and shops clustered around the harbour.



THE COTTAGE

This charming semi-detached 2-bedroom stone cottage is nestled in a quiet corner of the grounds and accessed via its own beautifully maintained cottage garden. Recently renovated, the cottage features an open-plan kitchen and sitting room with a windows seat, breakfast bar and original fireplace with a log burner on the ground floor, along with two double bedrooms, and a contemporary family bathroom on the first floor.

The cottage can be connected to the main farmhouse via a ground floor door, making it ideal for large or extended families, as guest accommodation, or as a holiday let property.

THE ACCOMMODATION

GROUND FLOOR: Entrance into open plan kitchen/sitting room with a breakfast bar and door leading into the main farmhouse.

FIRST FLOOR: 2 Double bedrooms | Family bathroom.





THE ANNEXE

Located in a peaceful corner of the grounds, separated from the main house and cottage, The Annexe is a well-presented, detached two-bedroom single storey property offering light filled interiors. Designed with vaulted ceilings and exposed beams, it features two spacious double bedrooms, both with en-suite bathrooms and one with patio doors to the garden, plus a well-equipped kitchenette.

Surrounded by mature planting providing immense privacy, the annexe enjoys direct access to a private patio terrace as well as the main outdoor heated swimming pool. Currently used as ancillary accommodation for friends and family, The Annexe also offers excellent potential as a holiday let or AirBnB.

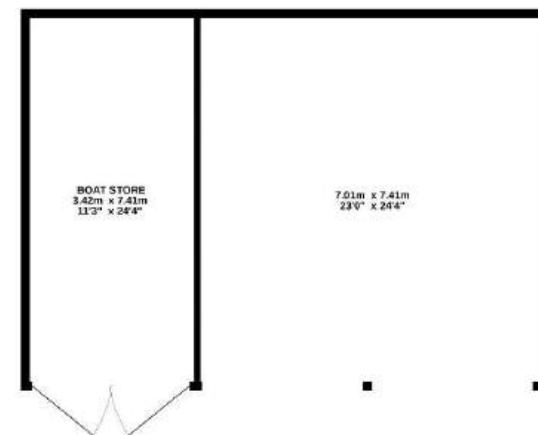
THE ACCOMMODATION

Entrance hallway/kitchenette | Double bedroom with en-suite bathroom and patio doors opening out onto the terrace | Double bedroom with en-suite shower room.



FIRST FLOOR

99.3 sq.m. (1068 sq.ft.) approx.

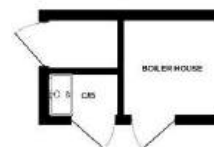


GROUND FLOOR

147.9 sq.m. (1592 sq.ft.) approx.



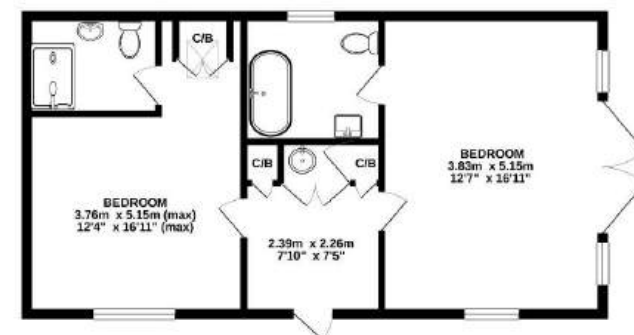
5.7 sq.m. (61 sq.ft.) approx.



TOTAL FLOOR AREA : 134.4 sq.m. (1446 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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ANNEXE
51.4 sq.m. (553 sq.ft.) approx.

TOTAL FLOOR AREA : 247.2 sq.m. (2661 sq.ft.) approx.

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