

POPPIES

HIGHCLIFFE - TREBETHERICK



JB ESTATES

EST. 1971

Poppies

Highcliffe, Francis Lane
Trebetherick, PL27 6TN

One of the original whitewashed mid-terrace cottages situated at Highcliffe, Poppies offers an excellent lock-up-and-leave coastal bolthole within striking distance of the beaches and village amenities. This purpose-built 4-bedroom holiday home has been sympathetically renovated by the owners, with light and airy interiors and use of communal gardens. EPC Band E.

- Three doubles and one single bedroom, a shower room, and a family bathroom.
- Open plan living/kitchen/dining room with a wood burner and direct access out to front and rear fenced patios.
- Private driveway parking for multiple cars, outside storage.
- Owners can make use of the new on-site state-of-the-art gym, yoga and fitness studio and café.
- Use of the landscaped communal grounds and tennis courts.
- Within walking distance of the Southwest Coast Path, Polzeath and Daymer Bay beaches and the local amenities.
- Totalling approximately 1155 sq. ft (107.3 sq. m)

Polzeath Beach 0.6 miles, Rock 2 miles, Port Isaac 7 miles,
Wadebridge 7 miles, Bodmin Parkway Train Station 17 miles,
Newquay Airport 19 miles - all distances approximate

Viewings strictly by appointment

GUIDE PRICE: £650,000

FREEHOLD – HOLIDAY RESTRICTED



THE PROPERTY

Poppies is a well-proportioned whitewashed holiday home located at Highcliffe between Polzeath and Daymer Bay. This mid-terrace property has been renovated to a high standard by the current owners. Poppies offers modern spacious open plan living on the ground floor, which leads directly out to front and rear terraces. The property has 2 double bedrooms on the ground floor with a shower room while the first floor comprises a single bedroom with a family bathroom and a spacious principal bedroom.

LOCATION

Trebetherick is a much-loved Cornish holiday destination, conveniently positioned to explore everything the North Cornwall Coast has to offer. From your doorstep, stroll down to the calm, clear waters of Daymer Bay with its golden sandy beaches perfect for young children. Head around the coast to Polzeath for more exhilarating waves and to try your hand at surfing, body boarding or stand-up paddle boarding. Just a few minutes' drive away lies 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 variety of restaurants are within easy reach, including Restaurant Nathan Outlaw in Port Isaac, the No. 6 Padstow under Paul Ainsworth, and Rick Stein's Seafood Restaurant in Padstow. The Dining Room in Rock is also highly regarded. With the world-class St Enodoc links golf course on your doorstep and the Point at Polzeath nearby, you will be spoilt for golfing choices.

THE ACCOMMODATION

GROUND FLOOR: Open plan living/kitchen/dining room with a modern log burner | 2 double bedrooms | Shower room | Understairs storage.

FIRST FLOOR: Main bedroom with built-in storage | Single bedroom | Family bathroom

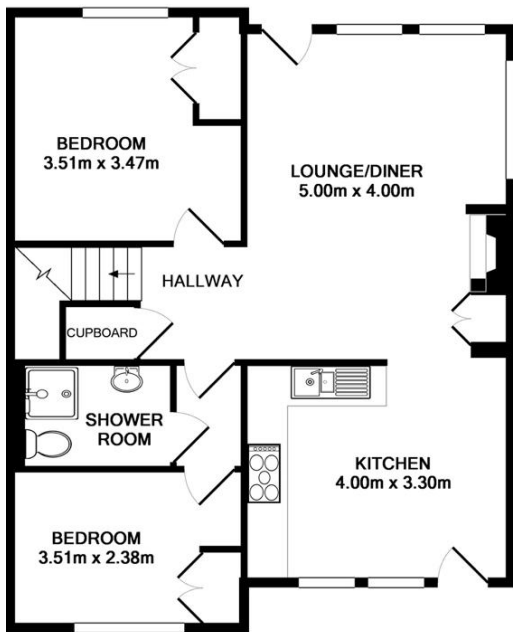
OUTSIDE

The property is approached via a private driveway that allows for two parking spaces with enclosed patios to the front and rear to catch the morning and afternoon light. Washing line and wetsuit dryer on the rear terrace with direct access onto the communal garden.

SERVICES

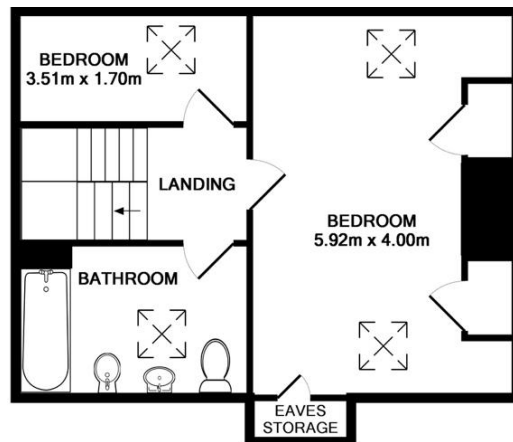
Mains water, drainage, and electricity. Night storage heaters





TOTAL APPROX. FLOOR AREA 107.3 SQ.M. (1155 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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