

HILLCROFT

TREBETHERICK



JB ESTATES

EST.  1971

HILLCROFT

Trebetherick, PL27 6SB

Conveniently located between Polzeath and Daymer Bay, Hillcroft is a charming 3-bedroom detached bungalow offering exciting scope for modernisation or redevelopment. Benefitting from a large garden with far-reaching countryside views, this property is set in a desirable location with easy access to the local amenities, beaches, and coast path.

- Three double bedrooms and two- family bathrooms.
- Private and enclosed rear garden with views across the rolling countryside.
- Semi open plan sunroom/breakfast room with direct garden access.
- Galley kitchen with separate dining room
- Light & bright living room with dual aspect and electric fire.
- Lawned front garden with private parking to the side.
- Exciting opportunity for buyer to add their own stamp.
- Within walking distance of the Southwest Coast Path, Polzeath and Daymer Bay beaches and the local amenities.
- Currently a holiday let with John Bray Cornish Holidays.
- Totalling approximately 1,166 sq. ft (108.35 sq. m) EPC Band E. Plot size approx. 0.124-acres.

Polzeath Beach 0.5 miles, Daymer Beach 0.5 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: £695,000

FREEHOLD



THE PROPERTY

Set on a large plot, Hillcroft presents an excellent opportunity to acquire a 3-bedroom property ripe for modernisation, or re-development (subject to necessary planning permission). Just moments from the beach, surf and local amenities, the current bungalow offers light filled rooms and well-proportioned accommodation including a light & bright sitting room, a galley kitchen with separate dining room, 2 family bathrooms and a large sunroom with far-reaching views across the rolling Cornish countryside. Extending to a large garden with off-road parking for three vehicles, Hillcroft is currently a holiday let but would make an ideal holiday home or primary residence.

THE ACCOMMODATION

Front door into hallway | Living room with large dual aspect windows and electric fire | Dining room | W.C | Kitchen | 3 double bedrooms | 2 family bathrooms | Semi open-plan breakfast room and sunroom with direct garden access.

LOCATION

If you are looking for a quintessential coastal home, then Trebetherick is a magical spot from which to explore everything the North Cornwall Coast has to offer. With the world-class St Enodoc links golf course on your doorstep and the Point at Polzeath nearby, you will be spoilt for golfing choice. From your doorstep, find Flo's Deli convenience door just around the corner with the calm, clear waters of Daymer Bay and its golden sandy beaches perfect for young children just a short stroll away. Head around to Polzeath for more exhilarating waves and try your hand at surfing or body boarding. Just a few minutes' drive away lies Rock, where you can sail, water-ski and paddle board, book a fishing, or dinghy or ski lessons. An excellent variety of restaurants are within easy reach, including The Mowhay, The Waterfront and The Atlantic as well as Nathan Outlaw's restaurants in Port Isaac, Paul Ainsworth's No. 6 and Rick Stein's seafood restaurant both in Padstow. The Dining Room in Rock is also highly regarded.

OUTSIDE

Driveway parking for 3 vehicles directly to the side of the property, leading to the enclosed front garden with useful outside storage. To the rear, the property enjoys a generous west facing lawned garden with far reaching views across the Cornish countryside. To the side, there is undercover clothes drying area.

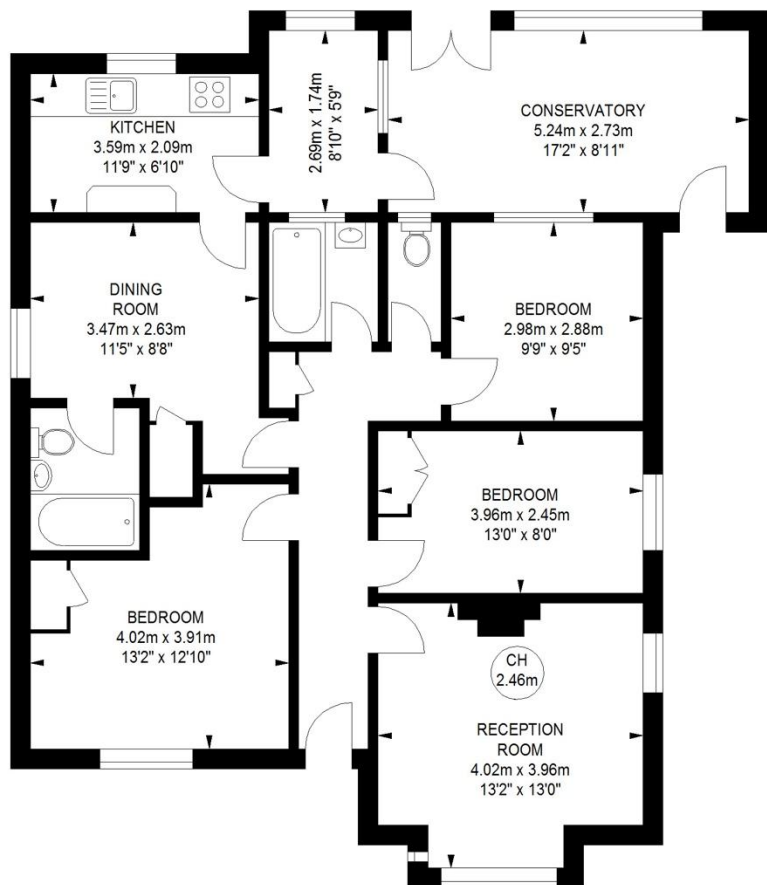
SERVICES

Mains water and electricity. Klargester sewage treatment plant. Electric night storage heaters.



GROUND FLOOR
108.35 sq.m. (1166 sq.ft.) approx.

Key :
CH - Ceiling Height



TOTAL FLOOR AREA : 108.32 sq.m. (1166 sq.ft.) approx.

Illustration For Identification Purposes Only. Not To Scale

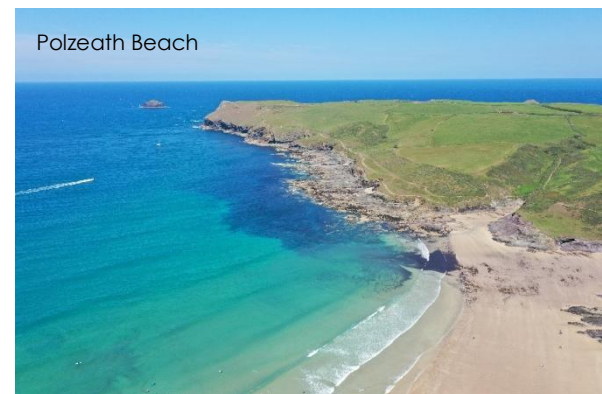
*Floorplan Drawn According To RICS Guidelines



Daymer Beach



Polzeath Beach



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