



Manilu

Trebetherick

**Guide Price: £650,000**

**JB ESTATES**

EST.  1971



# Manilu

17 Francis Lane, Trebetherick,  
PL27 6TS

Manilu is a well-proportioned holiday cottage located on the established Highcliffe development. The property is well maintained and conveniently positioned, presenting an ideal lock-up-and-leave holiday property with easy access to the local amenities, beaches, and coast path. Awaiting EPC.

- Three double bedrooms, one single bedroom/study, a family bathroom, and a separate shower room.
- Open plan living/kitchen/dining room with a log burner and doors to the patio.
- Private and enclosed patio garden, communal lawned areas and outside shower.
- Within walking distance of the Southwest Coast Path, Polzeath and Daymer Bay beaches and the local amenities.
- Private parking for 2/3 vehicles.
- Highcliffe facilities include a gym, tennis court and fitness studio.
- Contents available via separate negotiation (minus personal effects).
- Totalling approximately 1,193 sq. ft (110 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

Situated in a sought-after area at Highcliffe, conveniently between Polzeath and Daymer Bay, Manilu is a light and airy semi-detached original Highcliffe cottage. The property is well-maintained and offers four bedrooms, two bathrooms, and an open-plan kitchen/dining/sitting room leading to a private, enclosed patio garden and a utility room. The property is currently a holiday let managed by Highcliffe.

## 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, stroll down to the calm, clear waters of Daymer Bay with its golden sandy beaches perfect for young children. Head around to Polzeath for more exhilarating waves and 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 the \*\* Michelin Restaurant Nathan Outlaw in Port Isaac, the \* Michelin Restaurant under Paul Ainsworth, No. 6 Padstow, and Rick Stein's seafood restaurant in Padstow. The Dining Room in Rock is also highly regarded.

## THE ACCOMMODATION

GROUND FLOOR: Open plan living/kitchen/dining room with wood burning stove | Two bedrooms | Shower room | Utility room | Understairs storage.

FIRST FLOOR: Principal bedroom with inbuilt cupboards | A single bedroom / study | A family bathroom with airing cupboard.

## OUTSIDE

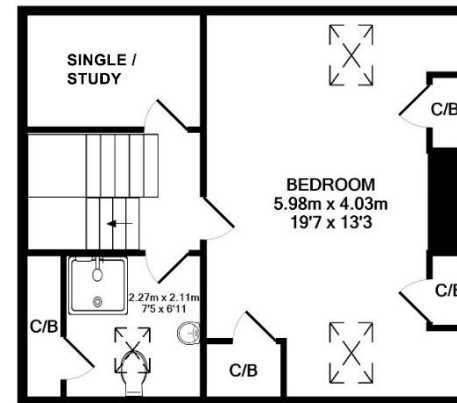
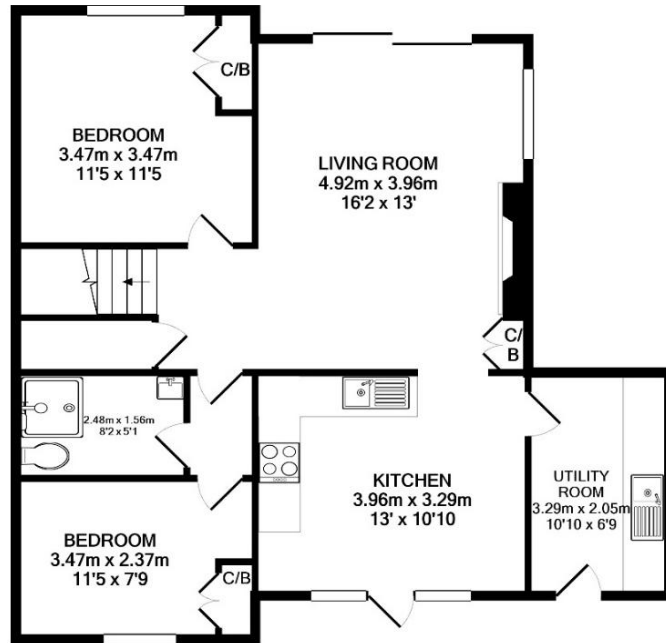
The property is approached via a private driveway that provides three parking spaces and an external shower area. To the rear, there is a private patio garden with direct access to communal landscaped grounds.

## SERVICES

Mains water, drainage and electricity. Electric heating.







**1ST FLOOR**  
APPROX. FLOOR  
AREA 39.4 SQ.M.  
(424 SQ.FT.)

**TOTAL APPROX. FLOOR AREA 110.8 SQ.M. (1193 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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