

APT 10 PENHALE POLZEATH BEACH HOUSE - NEW POLZEATH

JB ESTATES

EST. 1971



Penhale, Apartment 10, Polzeath Beach House, New Polzeath, PL27 6US

Located on the ground floor at the iconic Polzeath Beach House, Penhale is a luxurious 2-bedroom holiday apartment with sensational sea and coastal views. Throw open the bi-fold doors and step out onto a large private terrace to enjoy the exceptional panoramic views. This spacious and airy beachfront apartment is located at New Polzeath, mere steps from the renowned surfing beach and within easy reach of the village amenities and nearby beaches including Rock, Daymer Bay and Padstow.

- Southwest facing ground floor apartment with sensational 180° sea views.
- Sizeable, private sun terrace perfect for al fresco dining.
- Atlantic Bar & Restaurant on the ground floor.
- Surf Shack board storage and shower facilities. Hotel reception and keycard access.
- A turnkey holiday property, offered with all contents included (minus personal effects).
- In all approximately 95.2 sq.m (1024 sq. ft.)
- Holiday residence restricted. EPC Band D.

Polzeath Beach – 100m, Rock 3 miles, Port Isaac 5 miles, Wadebridge 7 miles, Bodmin (train station) 15 miles, Newquay Airport 20 miles. All distances approximate.

Viewings by appointment

Guide Price £965,000

LEASEHOLD – 999y from June 2022





THE PROPERTY

Polzeath Beach House occupies an unrivalled beachfront position on Atlantic Terrace at New Polzeath, with arguably some of the best views over Polzeath's golden sands, renowned surf break and jaw-dropping sunsets. A popular holiday let, Penhale is the only 2-bedroom holiday apartment situated on the ground floor offering spacious accommodation with cool coastal-chic interiors and incredible sea views right across the beach towards Stepper Point and Pentire Head. Alongside nine first and second floor apartments, there are also 12 hotel rooms that could provide overflow accommodation for visiting friends & family. The Bar & Restaurant located on the ground floor is available for all apartment owners.

ACCOMMODATION

Entrance hall with large storage cupboard | Open plan kitchen, dining and sitting room with fully fitted kitchen and bi-fold doors to the outside terrace | Double bedroom with en-suite shower room and built in wardrobe | Principal bedroom with en-suite shower room and built in wardrobe with bi-fold doors to the generous terrace.

OUTSIDE

A generous L-shaped terrace is accessed from the principal bedroom and the sitting room. Whilst in residence, apartment owners also have use of the Surf Shack (at the rear of the hotel), which provides useful storage for surfboards, a drying area for wet suits and shower facilities. Access to the Apartments is via the entrance located in Atlantic Mews.

SERVICES

Mains electric, water, and drainage. Radiator heating - heat usage is measured via individual heat exchange units and recharged to owners. Hot water is provided by an immersion heater. Broadband WiFi. Holiday bookings are managed by the Hotel reception team. Service Charges apply. There is free public parking on Atlantic Terrace, otherwise there is a public car park to the rear of the Polzeath Beach House.

AGENTS NOTE

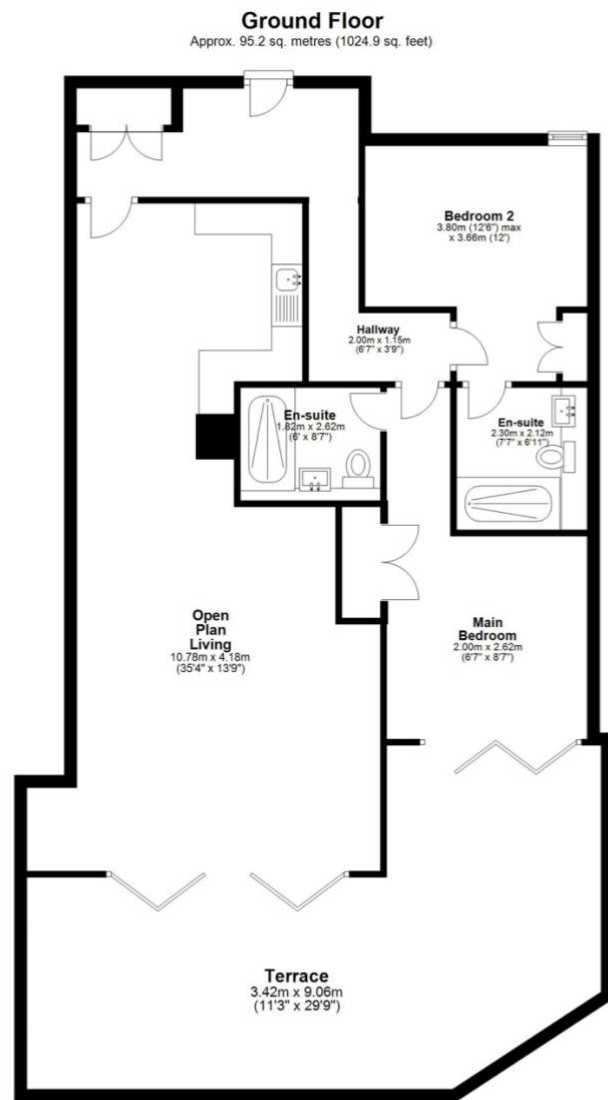
Please note that this apartment carries a holiday use restriction and cannot be used as a primary residence.



An aerial photograph of a coastal scene. In the foreground, a wide, sandy beach is crowded with people and colorful beach umbrellas. The ocean is a vibrant turquoise color with white waves breaking onto the shore. In the background, a green cliff rises from the beach, and a small village of white buildings is visible on the cliff edge. A white arrow points down towards the village. The sky is blue with scattered white clouds.

LOCATION

Polzeath is a popular holiday destination and village on the North Cornwall coast, with a large sandy beach, an excellent surf break and scenic coastal walks via the Southwest Coast Path that can be picked up right in front of the apartment. Nearby, in Rock and Daymer Bay, conditions are ideal for swimming, sailing, water-skiing, and windsurfing, with golf available at St Enodoc Golf Club and The Point at Polzeath. The new look Coronation Gardens offer a bounce zone, crazy golf and a wellness area with saunas and cold plunge. There are several good places to eat and drink within walking distance, including The Atlantic, The Point, Surfside, The Waterfront and TJs. Locally there is a wealth of excellent restaurants and pubs including The Mariners Pub in Rock, two of Nathan Outlaw's restaurants in Port Isaac, No. 6 in under Paul Ainsworth and Rick Stein's Seafood Restaurant both in Padstow. Most everyday shopping requirements can be met in Polzeath and nearby Rock but the larger market town of Wadebridge, with an inspiring collection of independent shops, is only seven miles away.



Total area: approx. 95.2 sq. metres (1024.9 sq. feet)

Measurements are approximate. Not to scale. For illustrative purposes only.

Gross Internal Area excludes outside terraces.



The Atlantic Bar & Kitchen, run by Harbour Brewing is located on the ground floor with indoor dining and sunny terraces to enjoy the coastal views and sensational sunsets. Book a Sauna by the Sea at Baby Bay and enjoy their wellbeing facilities at Coronation Gardens.

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