

WINDRUSH

HIGHCLIFFE, POLZEATH

JB ESTATES

EST. 1971



WINDRUSH

Highcliffe, Polzeath, PL27 6TN

With very easy access onto the Cornish coast, Windrush is extremely well located to enjoy Polzeath, Greenaway and Daymer Bay beaches. With sea and beach views from the top floor, this semi-detached property at Highcliffe has driveway parking and is set on a good-sized plot with a large south facing garden to the front and a separate garage / workshop and garden shed. Currently arranged with five bedrooms across two flats, the property would now benefit from modernisation, with scope to extend or develop (subject to planning). EPC Band F.

- Two separately accessed flats with shared driveway parking.
- 3-bedroom ground floor flat with front and rear access.
- 1 Bedroom first floor flat with rear entrance.
- Views of Pentire Point and glimpses of the Atlantic Ocean from the first floor.
- Generous sunny garden and private driveway and garage.
- Short walk to the surf, local amenities and the Southwest Coast Path.
- Totalling approximately 1,923 sq. ft (178.7 sq. m) including garage.

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: £750,000

FREEHOLD



View from first floor



THE PROPERTY

Set in a desirable location, between Polzeath and Daymer Bay, Windrush is a semi-detached property built in the 1960's. The property is currently laid out as two apartments each with separate access, comprising a kitchen, sitting/dining room and 1 bathroom each. There are views of Pentire Point and the Atlantic Ocean from the first floor with far reaching countryside views to the front across the garden. The large plot provides a mix of driveway parking for several cars, a large, sunny lawned garden and a substantial garage. This property is currently used as a primary residence but would also make an ideal holiday home or let.

LOCATION

Polzeath is a highly desirable holiday and residential village, with a vast expanse of golden sand, excellent surf and scenic coastal walks. Nearby in Rock and Daymer Bay conditions are ideal for sailing, water-skiing and windsurfing, as well as the renowned St Enodoc Golf Club offering two excellent 18-hole courses. Polzeath is fortunate to have a range of good places to eat and drink such as TJ's Surf Café, The Waterfront, The Oystercatcher, The Cracking Crab and Surfside, but there are also a wealth of excellent restaurants and pubs in the surrounding area including Rick Stein's and Paul Ainsworth's' No 6 in Padstow, Nathan Outlaw in Port Isaac and The Mariners and Fourboys in Rock. The ferry and water taxi make travelling to Padstow easy and enjoyable. Most everyday shopping requirements can be met locally but the market town of Wadebridge, with an inspiring collection of independent shops, is around seven miles.

THE ACCOMMODATION

GROUND FLOOR: Open plan kitchen/dining room | Family bathroom | 3 double bedrooms | Separate sitting room

FIRST FLOOR: Entrance into open plan sitting / dining room and kitchen | Double bedroom | 1 bathroom | Study

OUTSIDE

Driveway access up to the garage and workshop. Generous south facing lawned garden with a small patio under the covered porch to the front. The property benefits from a shed for outside storage.

SERVICES

Mains water and electricity | Private drainage via septic tank (shared with neighbouring property). Oil fired heating.



WINDRUSH, HIGHCLIFFE

Total area: approx. 178.7 sq. metres (1923.0 sq. feet)

Measurements are approximate. Not to scale. Illustrative purposes only.

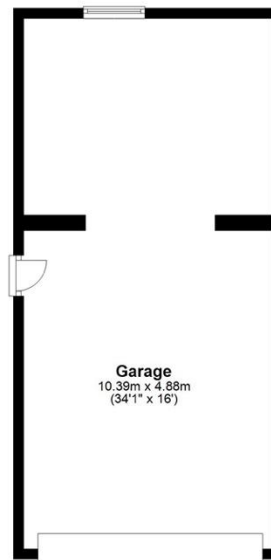
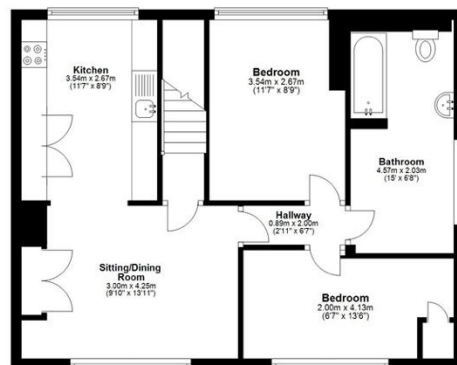
Ground Floor

Approx. 122.1 sq. metres (1314.7 sq. feet)



First Floor

Approx. 56.5 sq. metres (608.3 sq. feet)



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