

RIGI & BEACHSIDE • POLZEATH



JB ESTATES

EST.  1971

RIGI & BEACHSIDE

Dunders Hill, Polzeath PL27 6TD

An incredibly rare opportunity to secure this extraordinary frontline property providing immense potential to redevelop the site (subject to the necessary permissions). With a substantial dwelling and two detailed planning permissions in place, providing the prospect to create three properties in this unrivalled, breath-taking position in one of the most sought-after waterfront locations in the UK.

- Large, detached dwelling and two further plots with detailed planning permission to develop, set in just under 1-acre with 100 linear metres of land directly fronting the Southwest Coast Path.
- Rigi - a well-presented bungalow with three bedroom, two bathrooms (1 ensuite).
- Beachside- Currently an uninhabited 2-bed chalet with original planning permission for two innovative dwellings – planning ref. PA15/10720.
- Uninterrupted and panoramic sea and beach views overlooking Polzeath's renowned surfing hot spot.
- Direct access to the Southwest Coast Path, Polzeath beach, the village amenities and nearby Rock on the Camel Estuary.
- In all approx. 2878 sq. ft (267.36 sq. m) gross internal floor area (excluding terraces).

Viewings strictly by appointment via the sole agents
John Bray Estates

Guide Price: £4,250,000

FREEHOLD



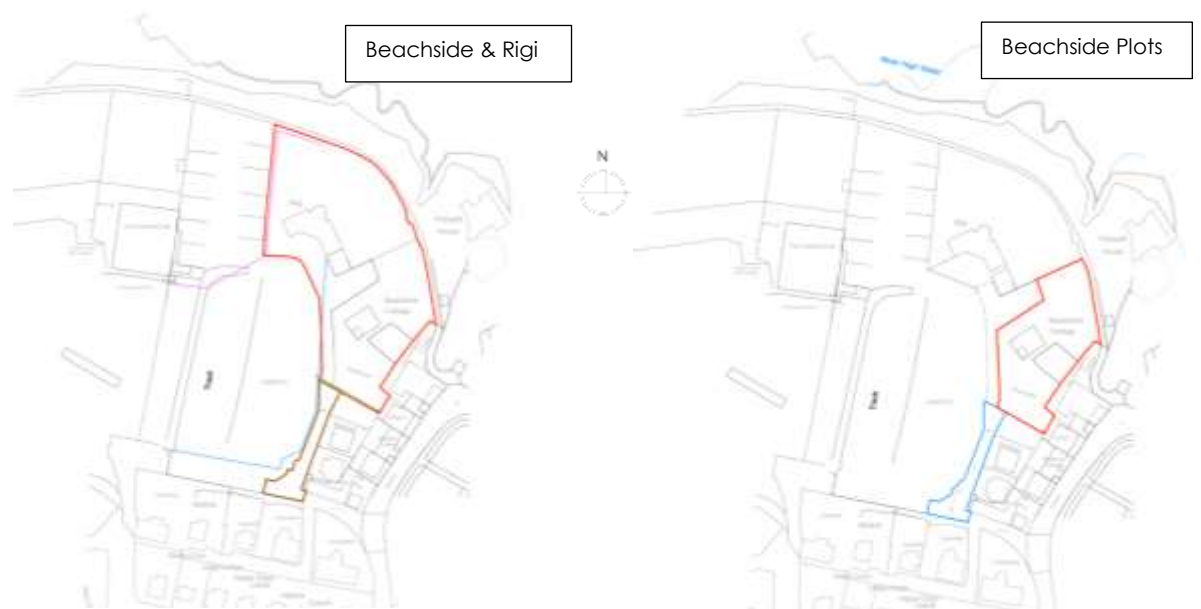


PROPERTY DETAILS

Beachside & Rigi are situated in an extremely rare plot on Tristram Cliff directly overlooking Polzeath beach with a combined 100 linear meters of land directly fronting the Southwest Coast Path and offering exceptional, panoramic sea and coastline views. The properties are surrounded by well-established grounds with a lawned area extending down to the Southwest coast path providing direct access over the footpath and onto the beach. Approached across a private access road, this substantial plot offers an exciting redevelopment opportunity, subject to the necessary planning permissions.

PLANNING PERMISSIONS

Beachside Plots - A Certificate of Lawful Development has been granted for the original planning permission: a Proposed Use for demolition of existing house and annexe and replacement with 2 dwelling houses under PA15/10720 (granted on 24th June 2016). This confirms that a start was made in the permitted works, by way of the demolition of buildings on site within the statutory time period. Accordingly, the planning permission is extant, although the broader site area has now changed.







PROPERTY DETAILS

With front row seat views to Polzeath's sunsets, Rigi is a classic Cornish beachside bungalow built in the 1950s and a successful holiday rental up until 2024. Arranged with 3 bedrooms, two bathrooms (one en-suite), a kitchen, and a centrally positioned open plan sitting & dining room with a large bay window. The elevated clifftop position and Rigi's northwest orientation, allows for sweeping beach, sea and coastline views from all the principal rooms and bedrooms. A single storey cottage set back and to the rear of Rigi, Beachside is laid out with 2 bedrooms, one bathroom, a conservatory, kitchen and sitting/dining room. The property is not considered habitable.



SERVICES

Mains water and electricity | Shared private drainage | Superfast broadband | Electric heating

OUTSIDE

The generous lawned garden wraps around the front of both properties and slopes gently down towards the coast path providing uninterrupted views of the beach and the coastline. A pathway and gate open directly onto the Southwest Coast Path footpath providing an ideal short cut down onto the beach. The village amenities are just a very short walk away along the path from Higher Tristram. The driveway to Rigi has been diverted along an existing access road off Dunders Hill. Both properties have a right of way across the access road and a new fence has been installed to demarcate the boundary.



Beachside



AREA GUIDE

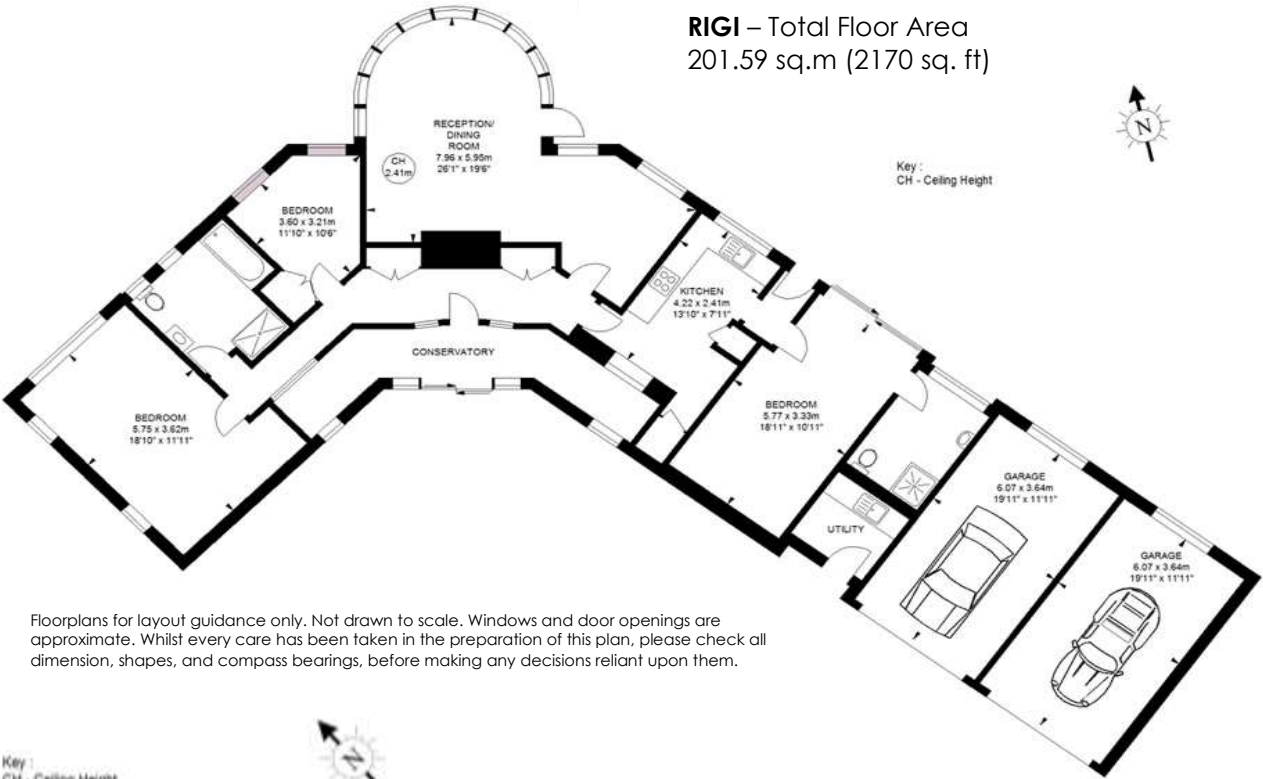
Polzeath is a highly desirable coastal village, with a vast expanse of golden sand, excellent surf conditions, and scenic coast path walks. The Southwest Coast Path passes directly to the front of Rigi's garden, with access down onto the beach below. Nearby in Rock and Daymer Bay the conditions are ideal for sailing, water-skiing, and windsurfing, while the renowned St Enodoc Golf Club and The Point at Polzeath, both offer excellent 18-hole courses. Polzeath is fortunate to have a variety of excellent places to eat and drink such as TJ's Surf Café, The Waterfront, The Oystercatcher, The Cracking Crab and Surfside, but there is 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 in Rock. The ferry and water taxi in Rock make travelling to Padstow easy and enjoyable. Most everyday shopping requirements can be met locally, but the market town of Wadebridge, with a collection of independent shops and supermarkets, is just seven miles distant.

DISTANCES

Polzeath Beach 50m | Daymer Bay 1 mile | Rock 2.8 miles
| Wadebridge 7.5 miles | Padstow 21.2 miles | Bodmin Parkway Station 17.9 miles | Newquay Airport 21.8 miles

WHAT3WORDS LOCATION

///mealtime.displays.marine



Floorplans for layout guidance only. Not drawn to scale. Windows and door openings are approximate. Whilst every care has been taken in the preparation of this plan, please check all dimension, shapes, and compass bearings, before making any decisions reliant upon them.



BEACHSIDE

TOTAL FLOOR AREA : 65.77 sq.m. (708 sq.ft.) approx.

Illustration For Identification Purposes Only. Not To Scale
*Floorplan Drawn According To RICS Guidelines

RIGI EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		



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