

WHINS

NEW POLZEATH



JB ESTATES

EST. 1971

WHINS

New Polzeath, PL27 6UF

An extremely rare opportunity to acquire an historic, detached 6-bedroom family home with a tennis court, located in a superb frontline position overlooking Baby Bay at New Polzeath. Set in an elevated position on Clifden Drive, the property enjoys panoramic sea views across the beach and sea towards Pentire Glaze.

Boasting many original period features, Whins has been in the same family ownership for 100 years and has been a much-loved private family home since it was built in the early 1900s. Set on a large sea facing plot, the grounds include a grass tennis court, driveway and two garages, a games room, covered terraces and extensive naturalised gardens. The spacious accommodation would now benefit from modernisation, subject to necessary planning consent.

- Lot 1, a 6-bedroom house set on a generous plot, over 1.5-acres, with panoramic sea and beach views from all the principal rooms.
- All in approximately 2,743 sq. ft. (254.8 sq. m.) EPC Band F.
- Large garden with a tennis court and a footpath that leads down to the beach.
- Lot 2, in all about 0.64 acres, with outline planning permission for four properties is also available by separate negotiation. **PA24/05053**

Baby Bay 50 yards, Polzeath Beach 500 yards, Daymer Bay 3 miles, Rock 4.5 miles, Port Isaac 6 miles, Wadebridge 7.5 miles, Bodmin Parkway Station 18 miles, Newquay Airport 20 miles.

Viewings by appointment only
FREEHOLD



THE ACCOMMODATION:

This period property features beamed ceilings, wood floors and original fireplaces throughout.

Covered Porch | Outside toilet | Rear hall | Double bedroom with basin, fireplace and valley views | Store room | Laundry room with wet room and door to garden | Coal store | Pantry | Kitchen with original slate floor | Two bedrooms with basins, sea views, fireplaces and built in wardrobes | Coat vestibule with airing cupboard | Family bathroom with clawfoot bath tub | Double bedroom with basin, built in shelving and wardrobe | Main bedroom with fireplace, built in wardrobe and adjoining door to | Double bedroom with basin, garden and sea views | Generous dining room with fireplace, sea views and door out to the covered terrace and garden | Generous sitting room with vaulted ceiling, parquet wood floors, wood burner and dual aspect windows with sea and garden views, door leading out to | Veranda with outside seating area.

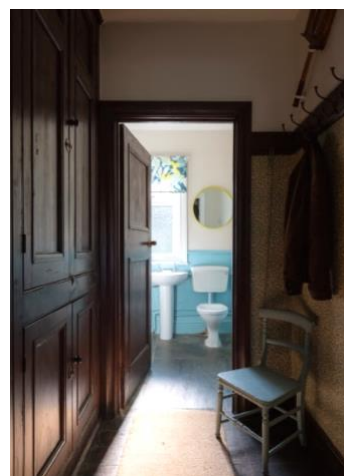
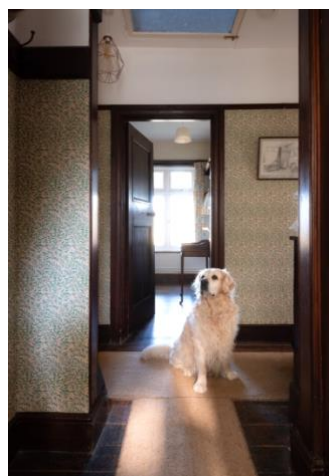
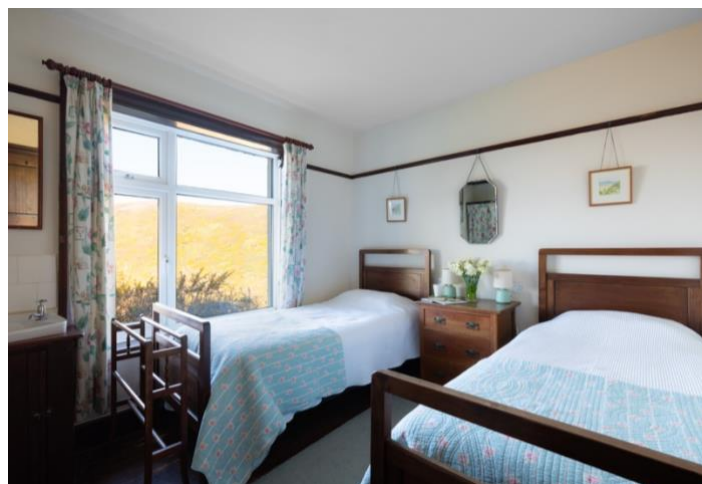
SERVICES:

Mains water, electricity, and drainage. Night Storage Heaters. Immersion heater for hot water.

OUTSIDE:

Approached from Clifden Drive via a single-width driveway up the side of the property with parking for 3 cars in front of two timber garages. Centrally positioned within the plot, there is an enclosed grass tennis court at the front with sensational sea views. The gardens immediately surrounding the house are laid to lawn and planted with mature flowers and shrubs, giving way to naturalised areas of hardy planting. From the bottom of the garden there is a gate directly onto the Coast Path. There are two garages, a games room and two garden sheds for useful storage.







LOCATION

If you are looking for a large coastal family home, then Whins is a magical spot from which to explore everything that North Cornwall has to offer. With Baby Bay and Polzeath Beach right on your doorstep, you can stroll down for an early surf or head off to the beach for a sunset picnic. Head out on the Southwest Coast Path to explore Pentire Point and the Rumps or walk across Polzeath beach in the opposite direction towards Daymer Bay to enjoy its calm and sheltered waters, perfect for swimming as well as windsurfing and kitesurfing when conditions are right. The world class St Enodoc links golf course and the Point at Polzeath, means that you will be spoilt for golfing choice.

At the water sports hub of Rock, you can enjoy sailing, water-skiing and paddle boarding; hire a motorboat, book a fishing or pleasure boat trip or sign up for dinghy lessons. At Rock you can also hop onto the Padstow ferry to experience the busy fishing harbour, cafés, galleries and shops. An excellent range of restaurants are within easy reach including The Atlantic, Surf Side, TJ's, The Cracking Crab and The Waterfront. At Rock you can enjoy Fourboys, The Dining Room and The Mariners, with Nathan Outlaw's restaurants in Port Isaac. Over in Padstow enjoy Rick Stein's Seafood Restaurant and Paul Ainsworth's No 6. Most everyday shopping requirements can be met locally from The Spar and Flo's Deli, but the market town of Wadebridge, with an inspiring collection of independent shops, is around seven miles distant.





Pentire Head



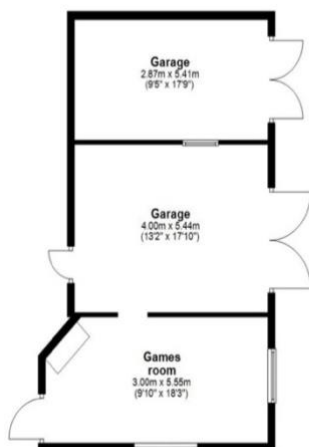
Daymer Bay



Rock

WHINS

TOTAL AREA Approx. 254.8 sq. metres (2,743 sq. feet)
Including garages of which 56.5 sq. metres (608.6 sq. feet)



Whilst every attempt has been made to ensure the accuracy of this floorplan, 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.