

BLUE WATERS HIGHCLIFFE

JB ESTATES

EST.  1971



BLUE WATERS

Highcliffe, Polzeath, PL27 6TN

Set in an elevated position at Highcliffe with panoramic sea views overlooking the Atlantic Ocean and Polzeath beach, Blue Waters is a detached property offering immense potential for a buyer to create their dream property. Within the same family ownership for 50 years, the property enjoys a private, quiet location, currently arranged with five bedrooms and two bathrooms, enjoying views from Stepper to Pentire Head from all principal rooms. EPC Band F.

- Substantial plot approx. 0.23 acres, containing a raised sun terrace and generous lawned garden.
- Moments from Polzeath Beach via the coastal path, which is accessed on foot within a few minutes.
- Private parking for several vehicles.
- A fantastic opportunity to modernise or redevelop subject to the necessary planning permissions.
- In all, approximately 1,828 sq. ft. (169.8 sq. m.)

Polzeath Beach 0.5 miles, 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 strictly by appointment

GUIDE PRICE: £2,250,000

FREEHOLD

The view from the property.



THE PROPERTY

Perched on the cliff, within a short walk of the coast path, Blue Waters occupies a highly sought-after position facing towards the sea. It provides stunning views across the bay and is the ultimate spot to enjoy sunsets over the Atlantic Ocean. There is an exciting opportunity for a buyer to remodel or redevelop this detached property, subject to planning permission, to create the coastal home they have always dreamed of. Totalling approximately 0.23 acres, there is currently a generous lawned garden and parking for several vehicles.

ACCOMMODATION

GROUND FLOOR: Entrance porch and hallway | Living, dining room with electric fire and large bay window | A fully equipped kitchen | Utility and boot room | Two double bedrooms | Single bedroom | Family bathroom | W/C | Sunny Conservatory with doors to the front and back

FIRST FLOOR: Two double bedrooms | One shower room | Eaves storage

OUTSIDE

The property boasts a large and gently sloping lawned garden to the front, leading up to a patio terrace that enjoys the wonderful sea views. There is a gravelled parking bay for multiple vehicles. Outside toilet. Rear patio terrace accessed from the side or from the sunroom.

SERVICES

Oil-fired central heating. Mains water and electricity. Private drainage.





LOCATION

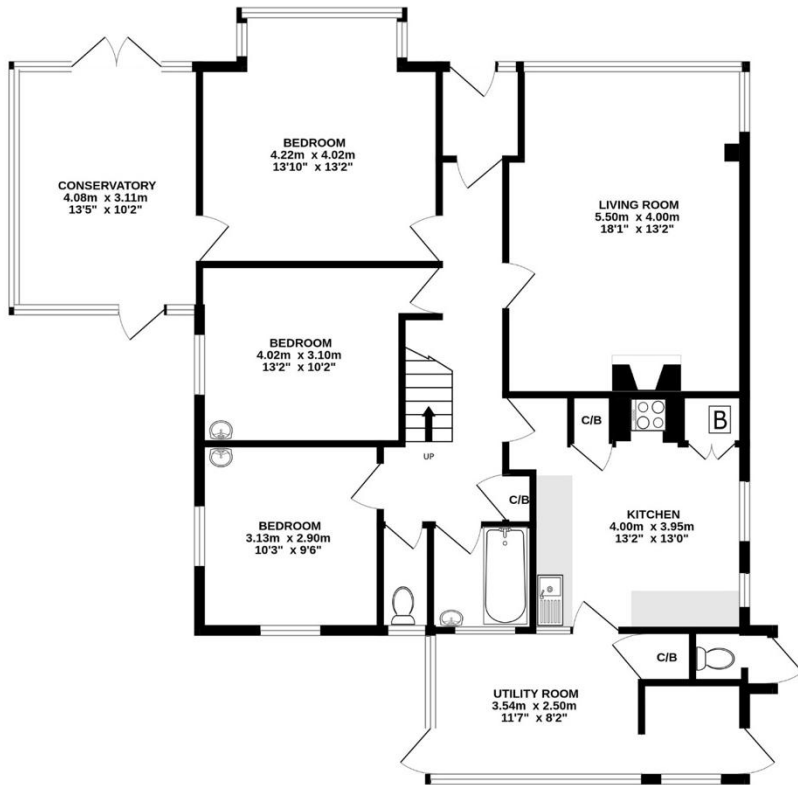
Highcliffe is located a short walk to Polzeath which is a favoured holiday and residential location on the North Cornwall coast, with a vast expanse of sand, safe bathing and surfing and RNLI Lifeguard cover from Easter to October. The immediate area also offers wonderful walking country over National Trust land with superb coastal scenery. Nearby at Rock and Daymer Bay conditions are ideal for water sports as diverse as sailing, water skiing, canoeing, and windsurfing. The renowned St Enodoc Golf Club and The Point at Polzeath offer excellent 18-hole courses. Polzeath has several good places to eat and drink, all within walking distance, including The Waterfront, The Oystercatcher, Surfside and TJ's. The St Moritz Hotel and The Point Golf and Leisure Club are also just a short walk inland. Locally there are also a wealth of excellent restaurants and pubs including The Mariners Pub in Rock, Nathan Outlaw in Port Isaac, Rick Stein's Seafood Restaurant and Paul Ainsworth's No. 6 in Padstow.



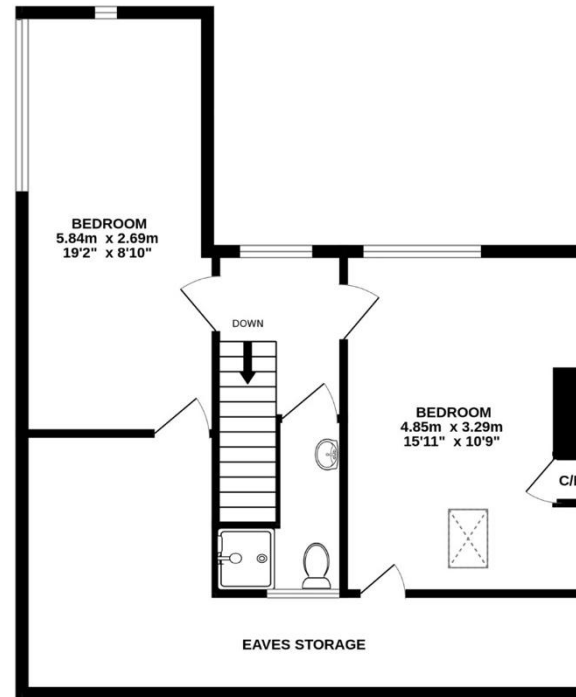
TOTAL FLOOR AREA : 169.8 sq.m. (1828 sq.ft.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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GROUND FLOOR
113.9 sq.m. (1226 sq.ft.) approx.



1ST FLOOR
55.9 sq.m. (602 sq.ft.) approx.



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