

An aerial photograph of a coastal town. In the foreground, a row of white buildings with dark roofs and dormer windows runs along a street. A white car is parked on the street. To the right, a large green lawn is enclosed by a wooden fence. In the background, a sandy beach meets the blue sea. A green cliff rises behind the town, with a path visible on its slope.

THE CHALET NEW POLZEATH

JB ESTATES

EST. 1971

THE CHALET

NEW POLZEATH, PL27 6UG

Situated in a plum position at New Polzeath, just steps from the beach and the famous Atlantic rollers, The Chalet is a conveniently located two-bedroom detached property with reverse living layout. Comprising an open-plan living space with a small rear patio, the property is ideally located to enjoy the Southwest Coast Path and everything that North Cornwall has to offer. EPC Band D.

- Open plan living/kitchen/dining room with countryside glimpses.
- Ground floor double bedroom with en-suite shower room and first floor bedroom with a family bathroom.
- Integrated garage with electric door and internal access to the property.
- External access via steps up from Atlantic Mews. The property behind has a right of way across the access where there is a small patio.
- Moments from the beach and Polzeath's renowned surfing waters.
- In all 915 sq.ft. (85 sq.m.)

New Polzeath Beach – a few minutes' walk - 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: £595,000

FREEHOLD



THE PROPERTY

This detached 2-bed property boasts integral garage parking with reverse living accommodation. Located just moments from the ever-popular Polzeath beach, The Chalet is the ideal beachside bolthole. Upstairs, the semi open plan living space benefits from vaulted ceilings, and large dual aspect windows and skylights flooding the room with natural light.

LOCATION

Polzeath is a popular holiday destination and residential village in North Cornwall, with a vast expanse of sand, excellent surfing, scenic coastal walks, and The Point Leisure Club just up the road. Nearby, in Rock and Daymer Bay, conditions are ideal for swimming, sailing, water-skiing, and windsurfing, as well as St Enodoc's two excellent 18-hole courses. Most everyday shopping requirements can be met in Polzeath and Rock with year-round specialist food shops, but the market town of Wadebridge, with an inspiring collection of independent shops, is only about seven miles distant. The main line railway station is at Bodmin Parkway, is approx. 15 miles and Newquay airport is approximately 20 miles away.

ACCOMMODATION

GROUND FLOOR: Large garage | Double bedroom with en-suite and built in wardrobes.

FIRST FLOOR: Open plan living/kitchen/dining room with vaulted ceilings | Double bedroom with storage | Family bathroom.

OUTSIDE

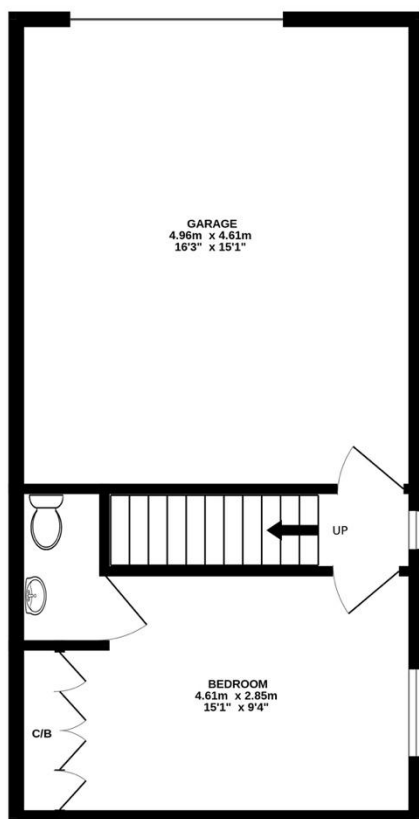
Side access via steps leading to a small patio at the rear. Please note that the properties to the rear have a right of way access up the steps.

SERVICES

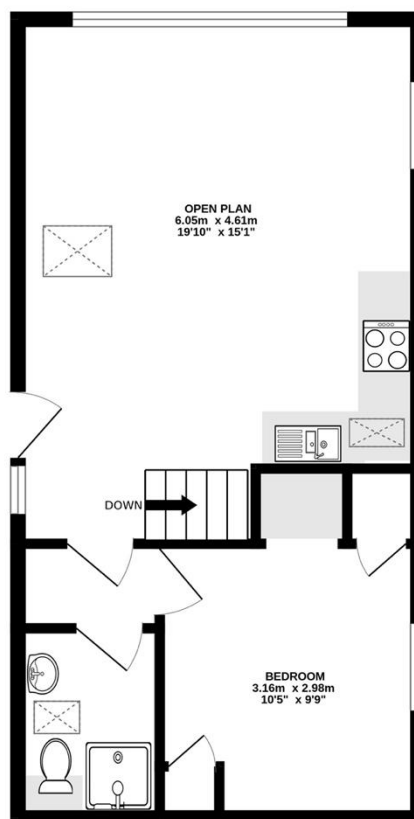
Mains water, electricity & drainage. Oil fired boiler and central heating.



GROUND FLOOR
42.5 sq.m. (458 sq.ft.) approx.



1ST FLOOR
42.5 sq.m. (458 sq.ft.) approx.



TOTAL FLOOR AREA : 85.0 sq.m. (915 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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