

ST CUBY

Daymer Bay



JB ESTATES

EST. 1971

ST. CUBY

Daymer, PL27 6SA

A private and peaceful oasis, St Cuby is a detached four-bedroom property situated in a privileged position just steps from Daymer Bay. Encircled by enchanting south-west facing private gardens with an enclosed heated swimming pool to the front, this much-loved home offers stunning views of the Camel estuary, Brea Hill and Daymer beach. St Cuby epitomises the comfortable coastal family homes dotted either side of Daymer Lane.

- Four double bedrooms, 2 with en-suite bathrooms, a family bathroom, and 2 cloakrooms.
- Two reception rooms both with sea views, separate study with access to the outdoor pool, patio, and garden.
- An open plan kitchen, dining room with a sunroom and patio doors out to the garden and terrace.
- Substantial outside space comprising a mix of lawns, terraces, an outdoor swimming pool and mature borders in all 0.51-acres approx.
- Ample driveway parking with a private single garage. Additional parking rights for 3 vehicles on nearby parcel of land.
- All in approx. 215.3sq. m. (2,318 sq. ft)

Daymer Beach 300 metres, Polzeath 1 mile, Rock 2 miles, Wadebridge 7 miles, Bodmin Parkway Train Station 18 miles, Exeter 70 miles - all distances approximate

Viewings by appointment only

Offers Over £2,500,000

FREEHOLD



Cover and garden photo taken in August 2023



THE PROPERTY

Approached via a private track, St Cuby is set away from the hustle and bustle of Daymer Lane, in a tranquil and coveted position that enjoys captivating views of the Camel Estuary, Daymer Beach and Brea Hill. This comfortable and relaxing family home is very well maintained throughout, with light and airy interiors, providing ample space for entertaining, both indoors and out. Encircled by generous and well stocked southwest facing gardens affording a high degree of privacy and including a heated outdoor swimming pool, St Cuby lies mere steps from the beach and the Southwest Coast Path.

THE ACCOMMODATION

GROUND FLOOR: Entrance porch | Open plan kitchen/dining room with Rangemaster cooker | Sitting room with open fire and sea and garden views | Sunroom with door out to the sun-drenched garden and terrace | Family bathroom with shower over | W.C | Study with door to front garden and pool | Double bedroom with sea views and en suite bath room | Twin bedroom with view of swimming pool | Utility room | Rear porch with storage, door to front and rear gardens / swimming pool, side gate access onto beach footpath.

FIRST FLOOR: Open tread staircase up to first floor | Double bedroom with vaulted ceiling, dormer window and sea views | W.C | Double bedroom with extensive cupboards, vaulted ceiling, dormer window and sea views with adjoining dressing room and en suite shower room | Eaves storage.

OUTSIDE

Set on a generous plot of approx. 0.5 acres, St Cuby is approached via a private track along a triangular parcel of land, leading to a gravelled parking area and private single garage. The property has a right of access down this track, along with the right to park 3 vehicles on the parcel of land, which has a joint agreement in place that the land remains undeveloped and kept as a meadow. The jewel in the crown is a pretty and established sea facing garden laid to lawn and bordered by a colourful array of plants, shrubs, and trees. At the bottom of the lawn, screened from view by hedging, lies a potting shed and compost area underneath a large macrocarpa. To the side of the property adjacent to the utility room, is a sunny washing line with gated access onto a footpath leading down to the beach. An outdoor heated swimming pool, garden and summerhouse/plant room is located at the front of the property with secure gated access on two sides.

SERVICES

Mains water and electricity | Private drainage (septic tank) | Oil fired central heating.

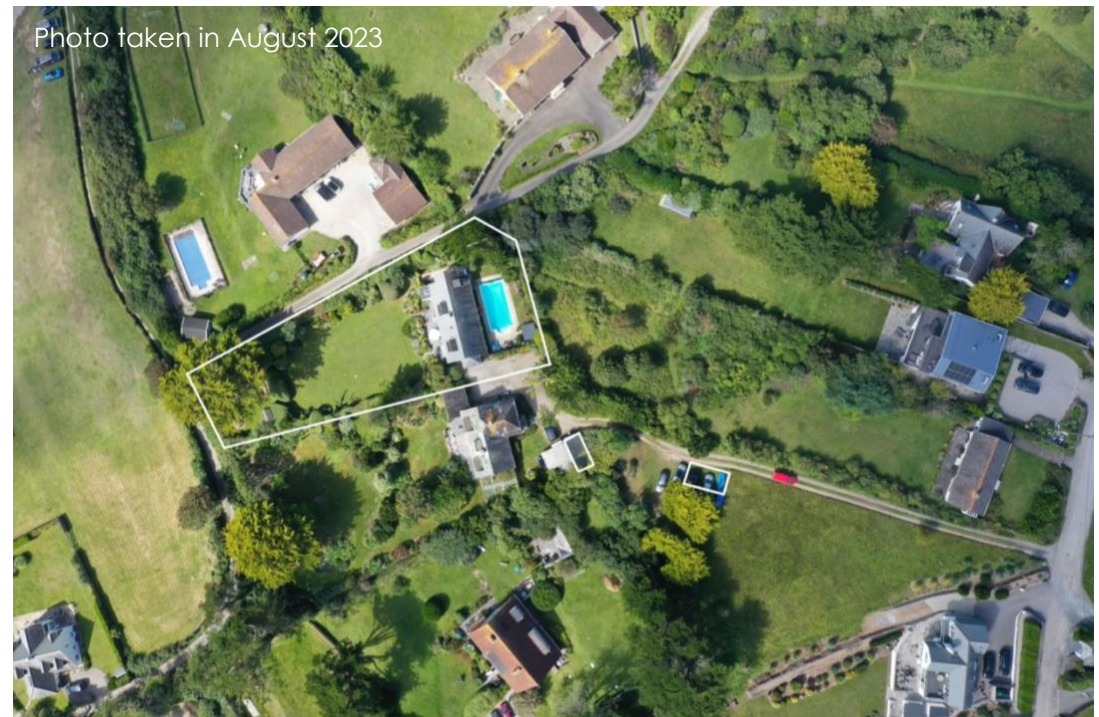


Photo taken in August 2023





Photo taken in June 2024



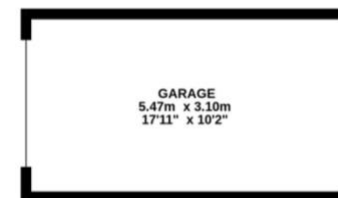
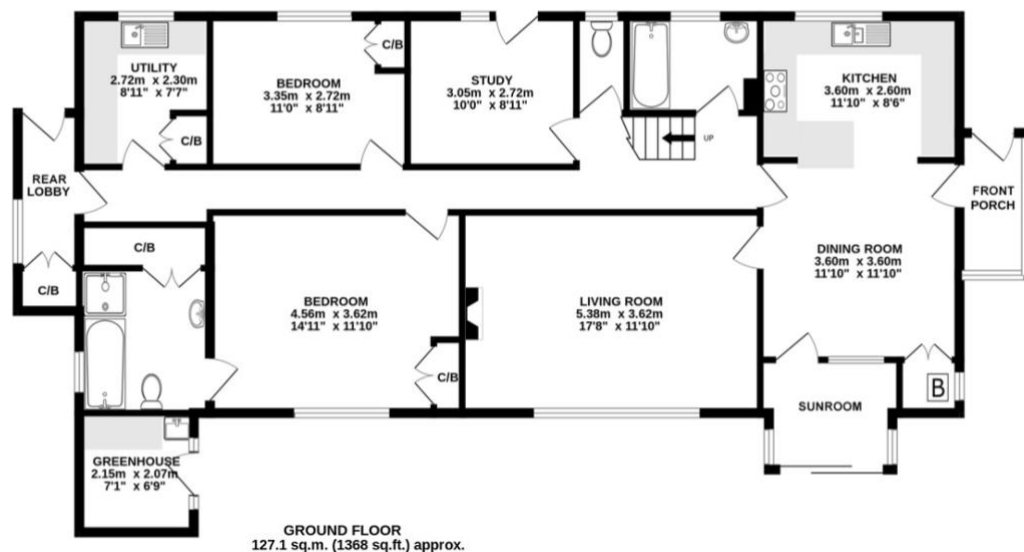
LOCATION

If you are looking for the perfect Cornish coastal home, then St Cuby is a magical spot from which to explore everything that North Cornwall has to offer - a magnificent and rugged stretch of the north Cornish coastline incorporating the Camel Estuary and offering easy access across to Padstow via the Black Tor foot ferry. Understandably the area is very popular with families, water sports enthusiasts, golfers, and walkers alike. With the world class St Enodoc links golf course and the Point at Polzeath on your doorstep, you will be spoilt for golfing choice. From your doorstep, stroll down to the dog friendly, calm clear waters of Daymer Bay with its golden sandy beaches perfect for young children, or cruise around to Polzeath for more exhilarating waves and try your hand at surfing, body boarding or stand-up paddle boarding. The beaches at Daymer Bay and nearby Polzeath enjoy golden soft sand, rock pools and some of the best surf in the UK. Spectacular cliff top footpaths are the perfect way to explore this area that was a favourite haunt of Sir John Betjeman. Just a few minutes' drive away lies the water sports hub of Rock where you can sail, water-ski and paddle board; hire a motorboat, book a fishing, or pleasure boat trip, or sign up for dinghy lessons. An excellent range of restaurants are within easy reach including Nathan Outlaw's Restaurants in Port Isaac, Paul Ainsworth at No. 6 Padstow, and Rick Stein's seafood restaurant in Padstow. The Dining Room in Rock is also highly regarded. Both Padstow and Wadebridge have an excellent range of local shops catering for all your shopping needs while most everyday supplies can be found at Flo's Kitchen & Deli in Trebetherick or the Spar shop in Polzeath.



TOTAL FLOOR AREA : 215.3 sq.m. (2318 sq.ft.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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