

An aerial photograph of a coastal residential area. The image shows a cluster of white houses with grey roofs, some with solar panels. A large, empty sandy field is in the center. The ocean is in the background with a small island visible. A road runs along the bottom right. A white rectangular box highlights a specific property in the foreground.

TREGAIL

POLZEATH

JB ESTATES

EST. 1971

TREGAIL

Dunders Hill, Polzeath, PL27 6TL

Tucked away off Dunders Hill, ideally positioned between Polzeath and Daymer Bay, Tregail is a substantial detached residence. Enjoying a private, enclosed garden and benefiting from a double garage with driveway parking, the property presents an exciting opportunity to redevelop and renovate to your own vision, (subject to the necessary planning permissions).

- Well-proportioned and spacious living accommodations throughout.
- 5-bedrooms, 3 bathrooms (1 en-suite).
- Approved planning permission for a side extension and new dormer (PA25/04182).
- A large yet private lawn garden to the rear.
- Off-road parking for multiple vehicles leading to a double garage.
- Within walking distance of the Southwest Coast Path, Polzeath and Daymer Bay.
- All in approx. 248.2 sq. m / 2,671.8 sq. ft. EPC Band C.

Rock 2 miles, Polzeath 1/2 mile, Wadebridge 7 miles, Bodmin Parkway Train Station 17 miles, Newquay Airport 19 miles, Truro 32 miles

Viewings by appointment

Guide Price £750,000

FREEHOLD



THE PROPERTY

A much-loved family home, Tregail is a large, detached property set on a spacious plot set back from the road. Offering immense privacy and convenience, this property is located between Polzeath and Daymer Bay beaches with the Coast Path and local amenities all within walking distance. Arranged over two floors, the property features five double bedrooms and three bathrooms, including a principal suite on the first floor complete with en-suite, walk-in wardrobe, and access to a private balcony overlooking the gardens. The existing layout offers versatile and well-balanced living spaces ready to be adapted to a new owner's vision as well as possessing approved planning permission (PA25/04182) for a side extension and new dormer.

LOCATION

Polzeath 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 such 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 TJs. The St Moritz Hotel and The Point Golf and Leisure Club are also just a short walk inland. Locally, there are also many 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.

ACCOMMODATION

Ground Floor: Large entrance porch | Fully equipped kitchen | Dining room leading to a conservatory | Sitting room with a log burner and patio doors leading to the side of the property | Three double bedrooms | Two shower rooms | Office | Double garage

First Floor: Principal en-suite bedroom with walk in wardrobe and balcony overlooking the garden | Double bedroom with walk in wardrobe | Store

OUTSIDE

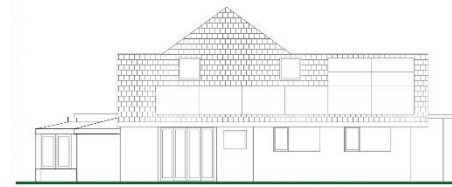
Accessed via a shared driveway, the property benefits from a private parking area and a double garage. To the rear, a generous lawned garden offers a sense of seclusion, bordered onto farmland with mature trees and established hedgerows, creating a peaceful and private outdoor space.

SERVICES

Mains water, electricity and drainage | Oil fired central heating | Solar PV panels

TREGAIL, POLZEATH

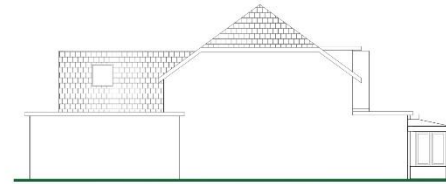
PREAPPROVED DEVELOPMENT PLANS



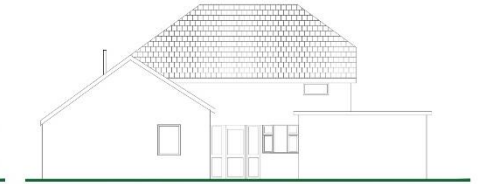
South
(Front Elevation)



West
(Side Elevation)

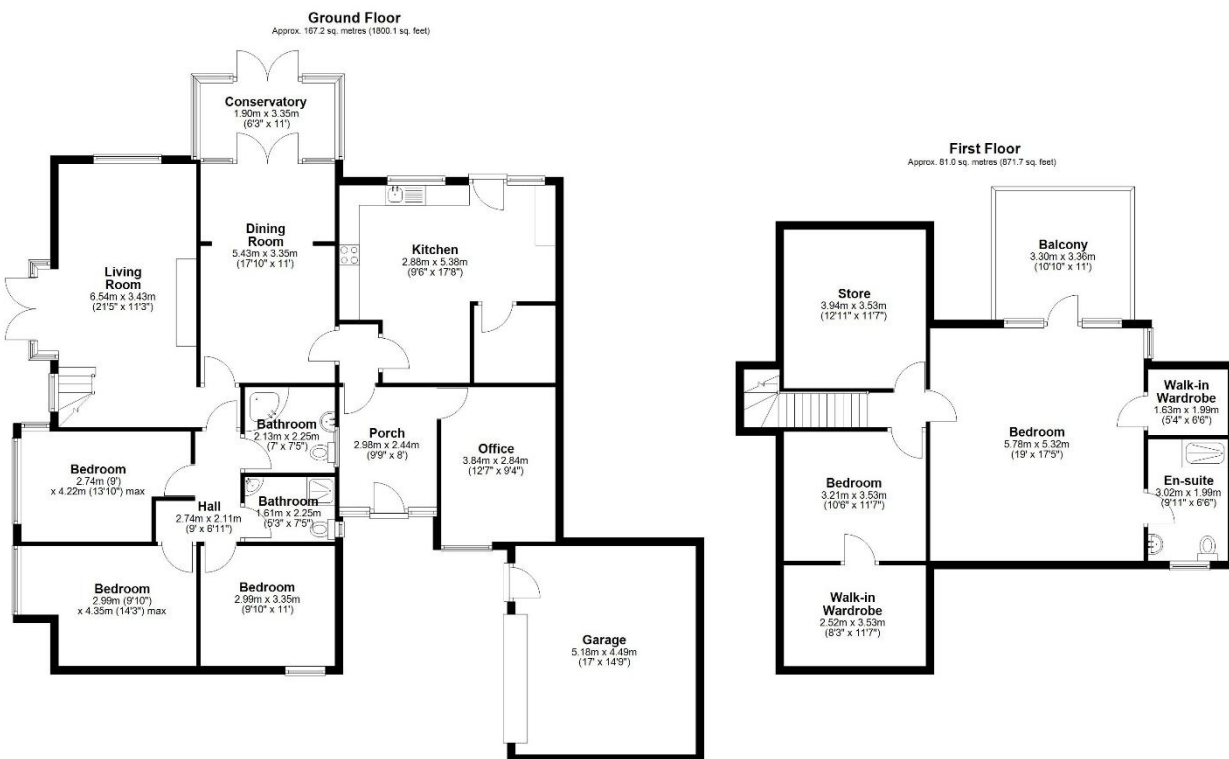


North
(Rear Elevation)



East
(Entrance Elevation)





All in approx. 248.2 sq. m / 2,671.8 sq. ft.

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.



Pavilion Building, Rock, Cornwall PL27 6JU
01208 862601
property-sales@johnbrayllp.co.uk
www.johnbraysales.co.uk

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