

RIGI • POLZEATH

JB ESTATES

EST.  1971



# RIGI

## Dunders Hill, Polzeath PL27 6TD

**A once-in-a-lifetime opportunity to acquire a rare front-line coastal position with uninterrupted sea views across Polzeath Beach, the Atlantic Ocean, and Pentire Point.** Set on Tristram Cliff, **Rigi** is a substantial detached three-bedroom property occupying just over half an acre, in one of the UK's most sought-after coastal destinations. With sweeping views, direct access onto the Southwest Coast Path, and steps from golden sands and world-class surf, this unique property presents an exceptional chance to acquire a truly iconic beachfront home. Currently arranged as a well-presented holiday let, Rigi offers immense redevelopment potential (subject to planning consent) for buyers seeking to design a coastal retreat of distinction, complete with front-row seats to Polzeath's famous sunsets.

- Detached single storey dwelling set in approx. 0.55-acres with a large garden directly fronting the Southwest Coast Path.
- Uninterrupted and panoramic sea and beach views across Polzeath's renowned surfing hot spot.
- Rigi enjoys direct access to the Southwest Coast Path, Polzeath beach, the village amenities and the nearby Camel Estuary.
- Currently a well-presented bungalow with three bedroom, two bathrooms (1 ensuite) and a double attached garage.
- Accessed off Dunders Hill, with off-road parking for multiple vehicles and a double garage. (Blue outline on site plan).
- In all approx. 2,878 sq. ft (267.36 sq. m) gross internal floor area (excluding terraces). EPC Band E.

Viewings strictly by appointment via the sole agents John Bray Estates

**Guide Price: £2,500,000**

**FREEHOLD**





## DISTANCES

Polzeath Beach 50m | Daymer Bay 1 mile | Rock 2.8 miles |  
Wadebridge 7.5 miles | Padstow 21.2 miles | Bodmin  
Parkway Station 17.9 miles | Newquay Airport 21.8 miles

## WHAT3WORDS LOCATION

///mealtime.displays.marine



## LOCATION

Polzeath is a highly desirable coastal village, with a vast expanse of golden sand, excellent surf conditions, and scenic coast path walks. The Southwest Coast Path borders Rigi's front garden, with a gate to access the beach below. Nearby in Rock and Daymer Bay the conditions are ideal for sailing, water-skiing, and windsurfing, while the renowned St Enodoc Golf Club and The Point at Polzeath, both offer excellent 18-hole courses. Polzeath is fortunate to have a variety of excellent places to eat and drink such as TJ's Surf Café, The Waterfront, The Oystercatcher, The Cracking Crab and Surfside, but there is also a wealth of excellent restaurants and pubs in the surrounding area including Rick Stein's and Paul Ainsworth's No 6 in Padstow, Nathan Outlaw in Port Isaac, and The Mariners in Rock. The ferry and water taxi in Rock make travelling to Padstow easy and enjoyable. Most everyday shopping requirements can be met locally, but the market town of Wadebridge, with a collection of independent shops and supermarkets, is only seven miles distant.



## THE OPPORTUNITY

This 1950s Cornish seaside bungalow is currently arranged with three bedrooms, two bathrooms and a central open plan living/dining space with a bay window that would now benefit from redevelopment. Occupying a highly coveted coastal plot on Tristram Cliff, Rigi combines elevated and breathtaking views with the rare chance to create a bespoke beachfront residence (subject to planning) in an internationally recognised surfing destination. With much of the garden directly bordering the Southwest Coast Path and every principal room oriented towards the sea, this property embodies the very best of Cornish coastal living.

## ACCOMMODATION

Conservatory | Entrance Hallway | Open plan sitting /dining room | Kitchen with access to the garden | Three double bedrooms (one with en-suite) | Family bathroom | Utility room (externally accessed) | External double garage.

## SERVICES

Mains water and electricity | Private drainage | Superfast broadband | Electric heating.

## OUTSIDE

The generous lawned garden wraps around the front of the property and slopes gently down towards the coast path providing uninterrupted views of the beach and the coastline. A pathway leads down to a gate that opens directly onto the Southwest Coast Path, providing an ideal short cut down onto the beach. The village amenities are just a very short walk away along the path from Higher Tristram. The driveway to Rigi has been diverted along an existing access road off Dunders Hill. Rigi benefits from a right of way across the access road, and a new fence has been installed to demarcate the boundary.









