MERRYN

New Polzeath



JB ESTATES

EST. 1971

MERRYN

New Polzeath, PL27 6UG

A sleek and contemporary detached home ideally positioned just minutes from Polzeath Beach and the Southwest Coast Path. Constructed in 2026, this impressive four-bedroom residence features a reverse-living layout designed to maximise its panoramic coastal and sea views, stretching from Stepper Point to Pentire Point. The property also benefits from a generous garden, outdoor storage and a separate one-bedroom annexe, offering an exceptional setting for modern coastal living.

- A contemporary home with high-quality specification throughout, just 300 yards from Polzeath beach and the Southwest Coast Path.
- Reverse living with open plan kitchen/sitting/dining room with direct access onto two generous sea-facing decks.
- Principal bedroom & en-suite bathroom on the first floor with direct access onto one of the sea-facing terraces.
- 3 further double bedrooms (2 with en-suites), a shower room and a utility room.
- Parking for multiple vehicles, integrated garage, outside storage, lawned garden.
- Detached studio annexe.
- In all approx. 2,991.8 sq ft (278 sq m) – including the annexe. Awaiting EPC.

Polzeath beach 300 metres, Rock 2 miles, Port Isaac 7 miles, Wadebridge 7 miles, Bodmin Parkway 17 miles, Newquay Airport 19 miles, Truro 32 miles, Exeter 66 miles.

Guide Price £1,895,000

Viewings by appointment

FREEHOLD – primary residence







THE PROPERTY

Set moments from the golden sands and surf of Polzeath Beach, Merryn is a striking, newly built 4-bedroom home combining contemporary design with refined, practical living. Completed in 2026 to an exceptional standard, this main residence combines timber, render and stone finishes and features a reverse-level layout designed to maximise its spectacular sea and coastal views. The generous, light-filled open-plan kitchen, living and dining space opens onto two sea-facing terraces, while the principal bedroom enjoys its own sea views, en-suite and direct terrace access. Three further bedrooms, two with en-suites, a shower room, utility room and integrated garage complete the ground floor. Surrounded by a generous garden, Merryn also benefits from a self-contained one-bedroom annexe, offering valuable additional accommodation for guests or family.

THE ACCOMMODATION

GROUND FLOOR: Entrance hall | Double bedroom | Two en-suite double bedrooms | Utility room | Shower room | Single garage

FIRST FLOOR: Open-plan living/kitchen/dining room with access onto two separate decking's | Principal bedroom with en-suite bathroom & access onto the decking

ANNEXE: Detached open plan studio space with a kitchenette | Shower room | Plant room/storage

OUTSIDE

Approached via a generous driveway with block paved parking for multiple vehicles/boats, alongside an integrated garage. Bordered by beautiful Cornish stone walls, Merryn has attractive hard landscaping framed by coastal planting that extends around the property to an elevated lawned garden at the rear. A spacious patio terrace provides ample room for outdoor dining and entertaining, while a self-contained one-bedroom annexe provides versatile space and dedicated storage unit for surfboards and beach equipment add to the property's coastal practicality.

SERVICES

Main's water, drainage and electricity. Air source heat pump with underfloor heating. EV Charger. Solar panels.





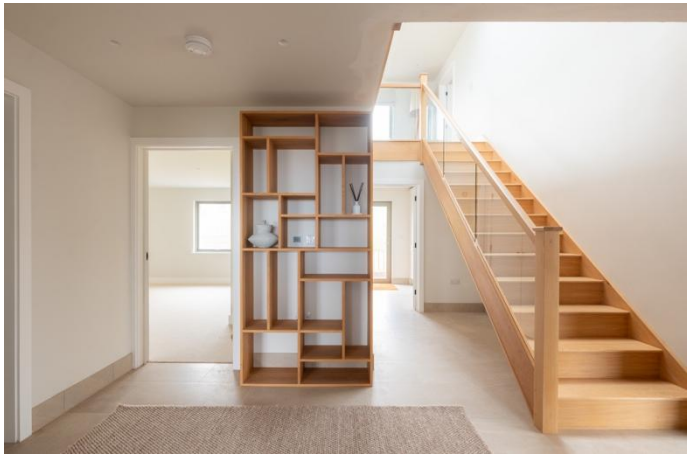
















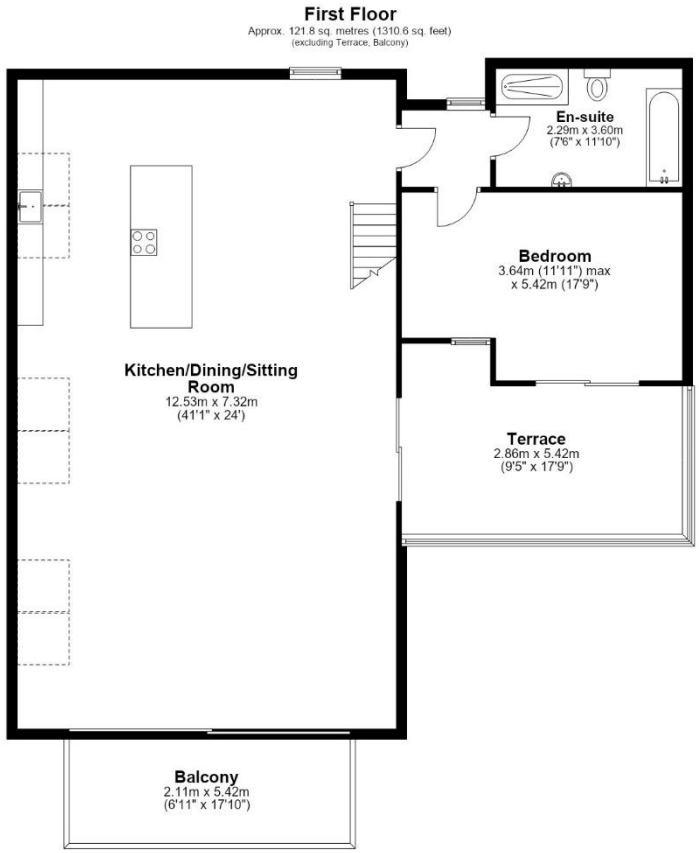
THE LOCATION

Polzeath is a highly desirable holiday and coastal village, with a vast expanse of sand, excellent surf, and scenic coastal walks. From Merryn, you can easily access the Southwest Coast Path and head out towards New Polzeath, Baby Bay or explore the National Trust's Pentire Point. Nearby in Rock and Daymer Bay conditions are ideal for sailing, water skiing and windsurfing, as well as the renowned St Enodoc Golf Club offering two excellent 18-hole courses. Polzeath is fortunate to have a range of good places to eat and drink including The Atlantic Polzeath, The Waterfront, TJ's and Surf Side on the beach, but there are also a wealth of excellent restaurants and pubs in the surrounding area, including The Mariners Pub and St Enodoc Hotel in Rock, Nathan Outlaw's restaurants in Port Isaac, Rick Stein's Seafood Restaurant and Paul Ainsworth's No. 6 in Padstow. The ferry and water taxi make travelling across the estuary to Padstow both enjoyable and easy. Most everyday shopping requirements can be met locally at the Spar or Flo's Café & Deli, but the market town of Wadebridge, with an inspiring collection of independent shops, is only seven miles distant.

Annexe







Total area: approx. 278.0 sq. metres (2991.8 sq. feet)

Whilst every attempt has been made to ensure the accuracy of this floorplan, 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.







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