

BEACH HAVEN POLZEATH



IB ESTATES

EST. 1971

Beach Haven

Polzeath, Cornwall
PL27 6TA

A RARE OPPORTUNITY

Beach Haven is a substantial detached property, situated in the heart of Polzeath, just a short walk to the beach and village amenities. Offering excellent beach and sea views, and set in approximately 1 acre of mature grounds and woodland, Beach Haven offers immense potential for a new owner to renovate or redevelop, subject to the necessary planning consents. EPC Band F.

- 3 Bedrooms, 2 bathrooms.
- Excellent beach and sea views of Polzeath with easy access to the Southwest Coast Path.
- Moments from Polzeath beach and the village amenities, including shops, cafes, bars, and restaurants.
- Private, gated parking for at least 4 vehicles plus an integrated garage
- Generous grounds approximately 1-acre, including a mature woodland to the rear.
- In all, approximately 2,184 sq. ft (202.9 sq.m)

Polzeath Beach 100 yards, Daymer Bay 1 mile, Rock 4.5 miles, Port Isaac 5 miles, Wadebridge 7 miles, Bodmin Parkway Station 16 miles, Newquay Airport 20 miles, Exeter 67 miles.

Viewings strictly by appointment

Guide Price £1,450,000

FREEHOLD



THE PROPERTY

As its name suggests, Beach Haven is a substantial split-level bungalow set in an elevated position, with fantastic views across Polzeath beach and the surrounding village. The property was extended in 1995 and currently offers 3 bedrooms, a spacious sitting room and kitchen with sea views, and a separate dining room. A large games room has double doors out to the patio garden. Currently a holiday-let, Beach Haven provides immense potential for a new owner to renovate or redevelop (subject to necessary planning permission). The property lies within short walking distance of Polzeath beach and the amenities including shops, restaurants, and cafés. Vehicle access is via a privately owned track and there is also pedestrian access up the side of the neighbouring property.

THE ACCOMMODATION

Entrance hall and storage cupboard | Kitchen | Sitting room with wood burner and picture window with sea views | Dining room | Utility Room and W/C | Large wetsuit and surfboard store | Steps rising to a Bathroom with separate W/C | Three double bedrooms with garden views | Family bathroom | Large games room.

LOCATION

Beach Haven is located in the heart of Polzeath within short walking distance of the beach and village amenities. Polzeath is a favoured holiday and residential location on the North Cornwall coast, with a vast expanse of sand, safe bathing, and surfing. The beach benefits from RNLI Lifeguard cover from Easter to October. The immediate area offers wonderful walking country over National Trust land with superb coastal scenery. Polzeath has a number of good places to eat and drink, all within walking distance, including The Waterfront, The Oystercatcher, Surfside and TJ's. The St Moritz Hotel and The Point Golf and Leisure Club are also just a short walk from the property. Nearby Rock is a watersports haven and the ferry and water taxi make travelling to Padstow both enjoyable and easy. Most everyday shopping requirements can be met within the village or at Rock, but the market town of Wadebridge is only about seven miles distant. The main line railway station is at Bodmin Parkway, approximately 15 miles and Newquay airport, with links to London, is approximately 20 miles away.

OUTSIDE

Beach Haven is accessed via a private track with a gated driveway, with parking for four to five vehicles and an integrated garage and storeroom accessed from the rear of the property. There is a generous patio area to the front offering superb beach and sea views. Adjacent to the patio is a lawned garden laid to lawn with the majority of the plot comprising a mix of shrubs, trees and a wooded area sloping up behind the house. There is also a pedestrian access to Beach Haven via steps to the side of the neighbouring property below.

SERVICES

Mains water, drainage, and electricity. Beach Haven benefits from an Oil-fired central heating system.



