



Sea Breeze

Highcliffe, Trebetherick

Guide Price: £650,000

JB ESTATES

EST.  1971

Sea Breeze

29 Francis Lane, Trebetherick,
PL27 6TS

Sea Breeze is a well-presented holiday cottage situated within the established Highcliffe development, ideally positioned between Daymer Bay and Polzeath. Currently operating as a successful holiday let, this well-maintained three-bedroom property offers relaxed coastal living alongside access to Highcliffe's excellent on-site facilities, including a studio, gym, café and tennis courts. EPC Band D.

- Three double bedrooms, one single bedroom/study, a family bathroom, and a separate shower room.
- Open plan living/kitchen/dining room with a log burner and doors to the patio.
- Private and enclosed patio garden, communal lawned areas and outside shower.
- Within walking distance of the Southwest Coast Path, Polzeath and Daymer Bay beaches and the local amenities.
- Private parking for 2/3 vehicles.
- Highcliffe facilities include a gym, tennis court and fitness studio.
- Contents available via separate negotiation (minus personal effects).
- Approximately 1,276 sq ft (118 sq. m)

Polzeath Beach 0.6 miles, Rock 2 miles, Port Isaac 7 miles, Wadebridge 7 miles, Bodmin Parkway Train Station 17 miles, Newquay Airport 19 miles - all distances approximate

Viewings strictly by appointment

GUIDE PRICE: £650,000

FREEHOLD – Holiday Restricted.



THE PROPERTY

Situated within the sought-after Highcliffe development, perfectly positioned between Polzeath and Daymer Bay, Sea Breeze is a bright and charming semi-detached cottage offering relaxed coastal living in one of North Cornwall's most desirable locations. This original Highcliffe cottage provides well-balanced accommodation including four bedrooms, two bathrooms and a light-filled open-plan kitchen, dining and sitting room opening directly onto a private enclosed patio garden. A separate utility room adds practicality, while the property's established holiday letting history, (currently managed by Highcliffe) makes it an attractive coastal retreat and investment opportunity alike.

THE ACCOMMODATION

GROUND FLOOR: Open plan living/kitchen/dining room with wood burning stove | Two bedrooms | Shower room | Utility room | Understairs storage.

FIRST FLOOR: Principal bedroom with inbuilt cupboards | A single bedroom / study | A family bathroom with airing cupboard.

OUTSIDE

The property is approached via a private driveway providing parking for three vehicles, alongside a useful outdoor shower area, ideal after days spent at the beach. To the rear, a private patio garden offers a sheltered space for outdoor dining and relaxation, with direct access onto the beautifully maintained communal landscaped grounds.

LOCATION

If you are looking for a quintessential coastal home, then Trebetherick is a magical spot from which to explore everything the North Cornwall Coast has to offer. With the world-class St Enodoc links golf course on your doorstep and the Point at Polzeath nearby, you will be spoilt for golfing choice. From your doorstep, stroll down to the calm, clear waters of Daymer Bay with its golden sandy beaches perfect for young children. Head around to Polzeath for more exhilarating waves and try your hand at surfing, body boarding or stand-up paddle boarding. Just a few minutes' drive away lies 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 variety of restaurants are within easy reach, including the ** Michelin Restaurant Nathan Outlaw in Port Isaac, the * Michelin Restaurant under Paul Ainsworth, No. 6 Padstow, and Rick Stein's seafood restaurant in Padstow. The Dining Room in Rock is also highly regarded.

SERVICES

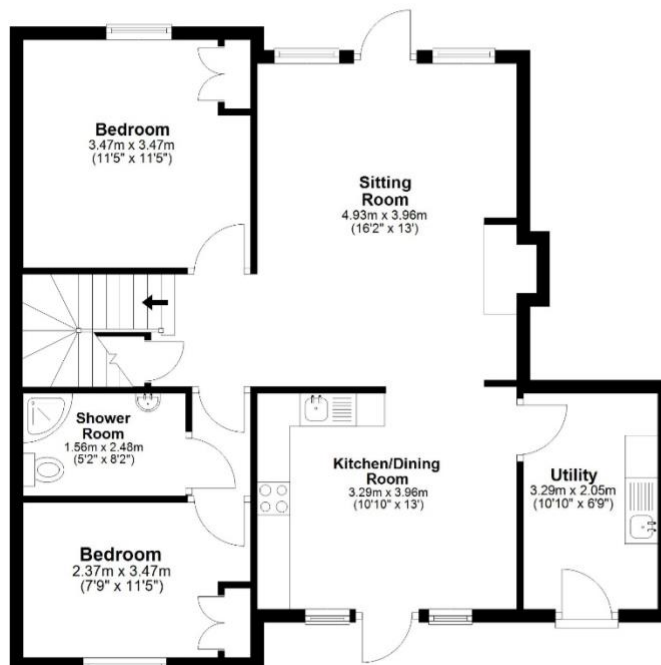
Mains water, drainage and electricity. Gas central heating.





Ground Floor

Approx. 73.6 sq. metres (791.7 sq. feet)



First Floor

Approx. 45.0 sq. metres (484.9 sq. feet)

