

HAGERVOR HOUSE

POLZEATH



JB ESTATES

EST. 1971

HAGERVOR HOUSE

Polzeath, PL27 6SS

This three-bedroom semi-detached property is located just moments from the beach, within easy reach of Polzeath's village amenities. Currently a contemporary holiday home, Hagervor House offers light & bright interiors with a generous open-plan living space. A private courtyard garden can be accessed directly from the kitchen or patio doors from the living room.

EPC Band C

- Semi-open plan kitchen, dining and living room.
- Separate sitting room, with log burner and patio doors leading to an enclosed courtyard garden.
- Two privately owned parking spaces.
- Separate utility/laundry and shower room.
- Currently a successful holiday let with Latitude50, but would equally suit as a well-located main residence.
- Property registered for Business Rates.
- Contents available via separate negotiation, minus any personal effects.
- Centrally positioned in a prime coastal location.
- In all approx. 1276.7 sq.ft (118.6 sq.m)

Polzeath Beach less than ½ a mile, Daymer Bay 1 mile, Rock 2 miles, Port Isaac 6 miles, Wadebridge 7 miles, Bodmin Parkway Train Station 17 miles, Newquay Airport 19 miles, Truro 37 miles

Viewings by appointment only

Guide Price: £790,000

FREEHOLD





THE PROPERTY:

Set in a very desirable location, in the heart of Polzeath, just moments from the beach, Hagervor House is a contemporary 3-bedroom detached property with stylish interiors throughout. Finished to a very high standard, the property comprises a large light-filled open plan kitchen/dining/living room. A separate sitting room with an inset wood-burner also has patio doors leading out to the courtyard garden. This versatile space is perfect for cosy winter evenings in front of the fire or warmer summer days where you can enjoy alfresco dining under the covered terrace. This light and airy coastal property is currently used as a holiday let, but would make for a comfortable family home.

THE ACCOMMODATION:

GROUND FLOOR: Entrance hall | Open-plan living/kitchen/dining room with patio door | TV snug/sitting room with patio doors to courtyard garden.

FIRST FLOOR: Principal double bedroom with en suite shower room | Two double bedrooms (one with W.C.) | Family bathroom.

SERVICES:

Mains electricity, water and drainage. Oil-fired central heating.

OUTSIDE:

Enclosed courtyard made up of patio and gravelled areas with a section being undercover. Outside access to a convenient utility/store room with space and plumbing for washer/dryer. It also provides much needed storage space for surf boards and wetsuits. There are two owned parking spaces directly outside the property.



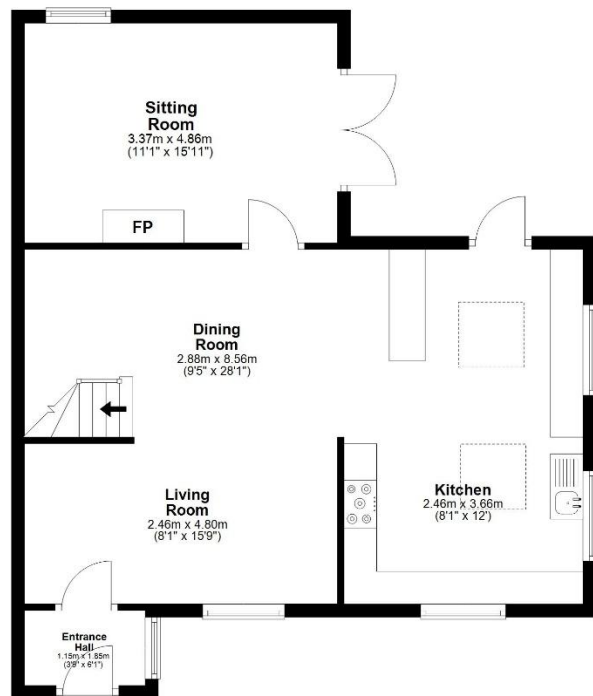
An aerial photograph of a coastal town and beach. The image shows a wide, sandy beach with waves breaking onto the shore. To the left, there's a small peninsula with a few buildings. In the foreground, there's a parking lot filled with cars and a few buildings. The background features a large, green cliff overlooking the sea. A small white location pin icon is visible in the lower right quadrant of the image.

LOCATION:

Polzeath is a highly desirable holiday and residential village, with a vast expanse of golden sand, excellent surf and scenic coastal walks. 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 such as TJ's Surf Café, The Waterfront, The Oystercatcher, The Cracking Crab, Surfside, and the Atlantic Hotel, 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 make travelling to Padstow easy and enjoyable. Most everyday shopping requirements can be met locally but the market town of Wadebridge, with an inspiring collection of independent shops, is around seven miles distant.

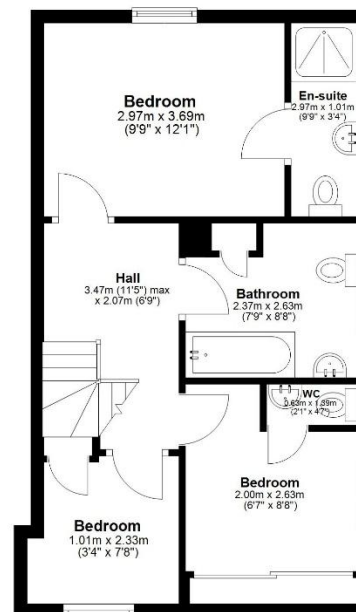
Ground Floor

Approx. 75.6 sq. metres (813.5 sq. feet)



First Floor

Approx. 43.0 sq. metres (463.1 sq. feet)



Total area: approx. 118.6 sq. metres (1276.7 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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