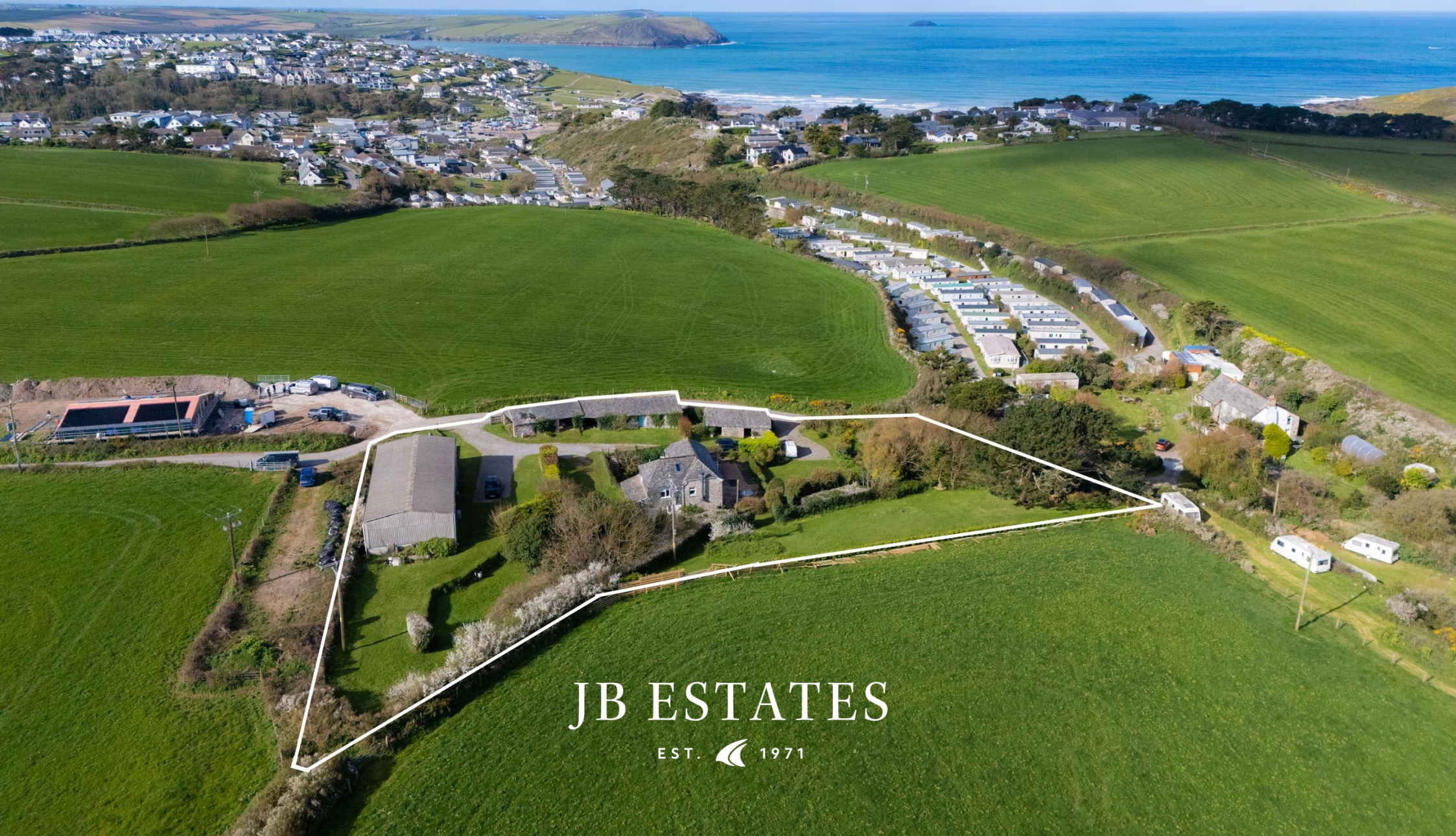


SUNSET HOUSE

NEW POLZEATH



JB ESTATES

EST.  1971

SUNSET HOUSE

St Minver, PL27 6QX

A rare opportunity to acquire a substantial and beautifully renovated farmhouse, complete with multiple outbuildings and generous grounds, set just outside New Polzeath. Occupying an elevated hillside position, the property enjoys far-reaching views across the surrounding Cornish countryside towards Polzeath and Stepper Point.

- 3-bedroom detached farmhouse occupying an elevated and peaceful position on the outskirts of Polzeath.
- Existing planning permission to extend the farmhouse, develop two houses and convert stone outbuildings.
- Surrounded by a picturesque established garden with views towards Polzeath.
- Driveway parking for multiple vehicles.
- Located within minutes of Polzeath beach and the local amenities.
- Set on a large plot totalling approx. 1.25 acres
- In all approx. 5634.3 sq.ft (523.4 sq.m) EPC E.

New Polzeath 0.7 miles, Daymer Bay 1.9 miles, Rock 3.7 miles, Wadebridge 5 miles, Bodmin Parkway 15 miles, Newquay Airport 18 miles, Truro 30 miles, Exeter 66 miles.

Viewings by appointment only

Guide Price £1,550,000

FREEHOLD





PROPERTY DETAILS

Sunset House offers a rare opportunity to acquire approximately 1.25 acres of land just outside Polzeath, complete with a detached three-bedroom farmhouse and three outbuildings. Recently renovated, the farmhouse seamlessly blends modern family living with charming traditional features. At its heart, a spacious open-plan living and dining area provides an ideal setting for entertaining, with direct access to the garden, while the kitchen leads out to an enclosed gravelled garden - perfect for relaxed outdoor living. Upstairs, the bedrooms enjoy far-reaching views towards Polzeath and out to sea. There is planning to extend The Farmhouse, and the outbuildings further enhance the property's appeal, with planning permission granted to convert them into separate dwellings.

THE ACCOMMODATION

GROUND FLOOR: Large porch | Entrance Hall | Open plan sitting/dining room | Kitchen/breakfast room | Utility room | Bathroom

FIRST FLOOR: Principal bedroom with en-suite | Two double bedrooms | Family bathroom

OUTSIDE

The property is set just outside New Polzeath. Gently sloping lawns, framed by mature shrubs and trees, create a peaceful and private setting. Accessed via a private driveway, there is ample parking for multiple vehicles and potential boat storage. A gravel terrace wraps around the house, offering ideal spaces for alfresco dining to both the front and rear. An external staircase rises from the rear terrace to the upper lawns and parking area. Positioned near the entrance is a substantial steel barn, complemented by two additional stone outbuildings within the grounds, all benefitting from planning permission for conversion.

SERVICES

Mains water and electricity. Private drainage. Oil fired central heating.







Large Stone Barn



Large Steel Barn



Ancillary Barn



EXISTING PLANNING ON THE FARMHOUSE (PA26/01169)

The main farmhouse also offers excellent scope for extension, with planning permission already in place to extend and create a four-bedroom home. The approved plans propose a thoughtfully designed entrance hall, along with a snug, home gym and W.C. on the ground floor. A new first-floor double bedroom, complete with dressing room and en-suite, would be accessed via a separate staircase. In addition, the scheme reconfigures part of the existing layout to form a generous principal suite, with a spacious dressing area, en-suite bathroom and far-reaching coastal views.

THE OUTBUILDINGS

Located within the grounds are three outbuildings all with approved planning permission:

Large Steel Barn (PA24/07498)

Positioned to the right of the entrance, this substantial steel barn benefits from planning permission for redevelopment, creating two separate dwellings. Both are designed with reverse living layouts, each with four bedrooms and an integrated single garage. The consent is subject to a main residence restriction.

Large Stone Barn (PA25/00619)

Located to the left of the entrance, this impressive stone outbuilding has planning consent for conversion into a single-storey, three-bedroom dwelling, centred around an open-plan living space. The consent is subject to a main residence restriction.

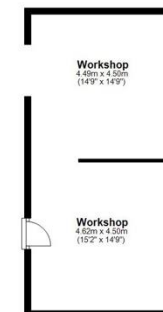
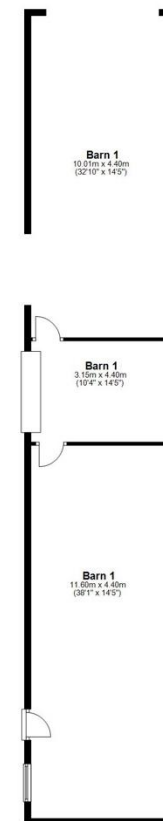
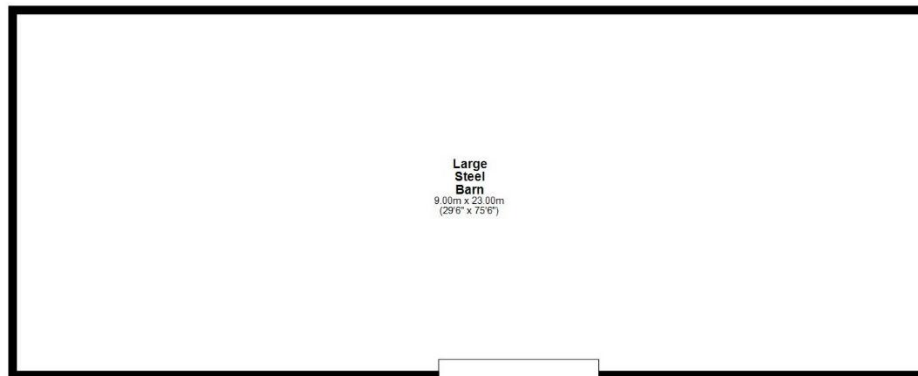
Ancillary Barn (PA26/01168)

Planning permission has been granted to use the small barn as a workshop space that is ancillary to the farmhouse.

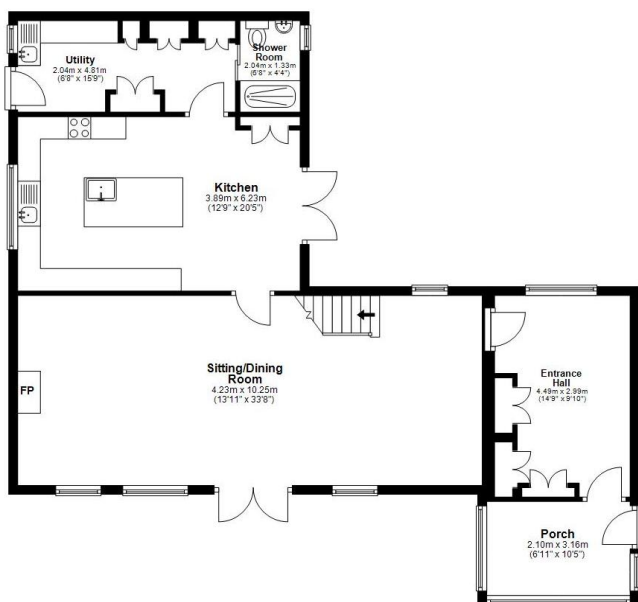


LOCATION

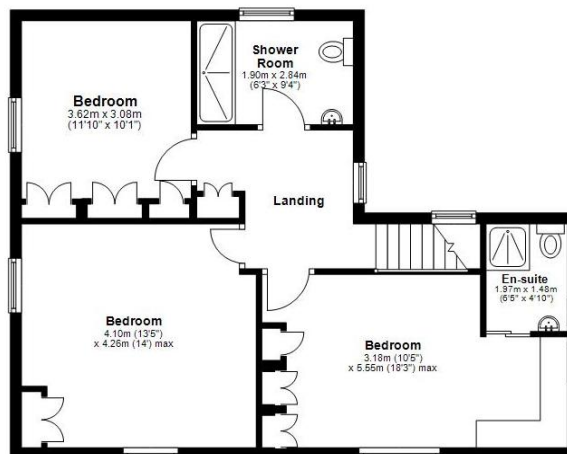
Polzeath is a highly desirable holiday and coastal village, with a vast expanse of sand, excellent surf break, and scenic coastal walks. From Sunset House, there is a pedestrian footpath through nearby Lundynant Caravan park leading right down to Polzeath Beach. You can also access the Southwest Coast Path if you head out towards the National Trust's Pentire Point, and Baby Bay. 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 Waterfront, The Atlantic Polzeath, TJ's and Surf Side, but there are also a wealth of excellent restaurants and pubs in the surrounding area, including The Mariners Pub in Rock, Restaurant Nathan Outlaw in Port Isaac, Rick Stein's Seafood Restaurant and Paul Ainsworth's No. 6 in Padstow. The ferry and water taxi make travelling 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.



Ground Floor
Approx. 253.4 sq. metres (2727.4 sq. feet)



First Floor
Approx. 62.9 sq. metres (677.5 sq. feet)



SUNSET HOUSE
Farmhouse approx.: 1,792.3sqft
Large Steel Barn approx.: 2,228 sqft
Large Stone Barn approx.: 1,173 sq ft
Ancillary Barn.: 441sqft

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.