



## Sunnydale

Polzeath

**Guide Price £450,000**

**JB ESTATES**

EST.  1971

## Sunnydale, Polzeath, PL27 6ST

Sunnydale is a much loved detached holiday home located in the heart of Polzeath, just a two minute walk from the beach. Rarely available, the property is the perfect beach bolthole with a spacious garden and summerhouse. The property would also make for an exciting redevelopment or renovation project.

EPC Band TBC.

- Two bedrooms, one bathroom and 2 W.C.s
- Light and bright living room with views across the valley
- A much-loved private holiday home within moments of Polzeath beach, the coastal path and local amenities
- A fantastic opportunity to acquire a coastal bolthole with scope for redevelopment and/or renovation
- In all, approximately 414 sq. ft (38.5 sq.m)

Polzeath Beach 100mtrs, 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, Exeter (M5) 68 miles.

Viewings by appointment

**Guide Price: £450,000**

**FREEHOLD**



## THE PROPERTY

Situated just moments from Polzeath beach, surfing waters and the local amenities, Sunnysdale is a much loved holiday home in a desirable location. With light & airy spaces, the property has two well proportioned bedrooms, one of which has an en-suite bath, as well as a first floor living room and a well equipped kitchen on the lower ground floor. A low-maintenance garden with sunny patio, lawn and summer house makes, perfect for alfresco dining spot. Sunnysdale presents an ideal lock up and leave coastal bolthole, or as an exciting re-development project.

## THE ACCOMMODATION

GROUND FLOOR: Living room with electric fireplace | Principle Bedroom with en-suite bath | W.C.

LOWER GROUND FLOOR: Direct access from garden | Kitchen | Single Bedroom | Externally accessed W.C.

## 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, Cracking Crab and Surfside, alongside excellent restaurants and pubs in the surrounding areas such as, Nathan Outlaw in Port Isaac and The Mariners in Rock. 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.

## OUTSIDE

Sunnysdale benefits from a good sized lawned garden to the rear of the property, including a sunny patio area that offers space for al-fresco dining. A pretty summerhouse is positioned at the end of the garden providing a further bedroom.

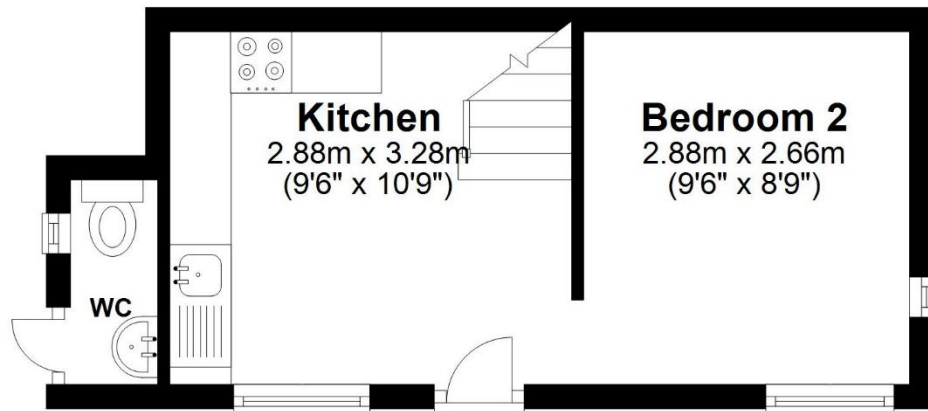
## SERVICES

Mains water, electricity and private drainage. Electric panel heaters and storage heaters.



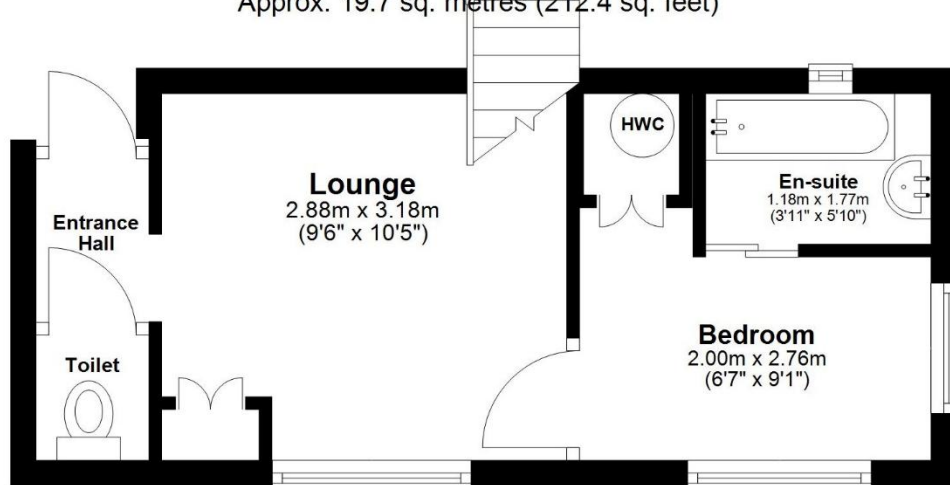
## Ground Floor

Approx. 18.8 sq. metres (202.4 sq. feet)



## First Floor

Approx. 19.7 sq. metres (212.4 sq. feet)



Total area: approx. 38.5 sq. metres (414.8 sq. feet)

**JB ESTATES**  
EST. 1971

Pavilion Building, Rock, Cornwall PL27 6JU  
01208 862601  
sales@johnbrayestates.co.uk

[www.johnbrayestates.co.uk](http://www.johnbrayestates.co.uk)

IMPORTANT NOTICE John Bray Estates have prepared these details as a brief description of the property as they know it. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It cannot be assumed that the property has all necessary planning, building regulation, other consents or clear title and John Bray Estates will not have tested any services, equipment or facilities. No responsibility is taken for any travelling expenses incurred should the property prove to be inaccurately described or withdrawn. A buyer is advised to obtain verification on all matters from their solicitor.