

# SLATEWATER & BACKWATER

## POLZEATH



JB ESTATES

EST.  1971

## SLATEWATER & BACKWATER

Dunders Hill, Polzeath, PL27 6SX

Perched above Polzeath Beach, Slatewater and Backwater are two exceptional contemporary coastal homes both enjoying breathtaking views across the North Cornwall coastline. Beautifully designed and impeccably presented with flexible accommodation extending to 2,625 sq. ft, they offer the perfect setting for coastal living, family holidays or investment. The properties offer the ultimate relaxed beachside lifestyle.

- Reverse-level living designed to maximise light and capture the stunning sea and beach views from both properties.
- **Slatewater:** Four bedrooms, three bathrooms (two en-suite), sloping wildflower garden and private parking. In all 1,913 sq ft (177.72 sq m). EPC Band B.
- Impressive open-plan kitchen, dining and living space opening onto a large balcony, ideal for entertaining.
- Three bedrooms open directly onto a lower terrace with far-reaching sea views.
- Outside shower, storage and parking for three cars.
- **Backwater:** Two bedrooms, one bathroom and an open-plan kitchen, dining and living area opening onto a sea-facing balcony. Separate parking for 2 cars. In all 712 sq ft (66.14 sq m). EPC Band C.
- Contents available by separate negotiation, excluding personal effects and artwork.

Polzeath beach 5 minutes' walk, 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 32 miles.

**Viewings by appointment only**

**GUIDE PRICE: £2,450,000**

FREEHOLD





## SLATEWATER

A pair of very stylish, detached beachside homes set into the hillside on the North Cornwall coast and arranged over two-floors. The front property, Slatewater, has been thoughtfully arranged to make the most of its elevated position, enjoying far-reaching views across Polzeath's renowned surf beach. Set against the ever-changing backdrop of the Atlantic Ocean, all of the principal rooms enjoy splendid sea views with front row seats to Polzeath's epic sunsets. Carefully considered and built to exacting standards this reverse living property boasts generous living spaces flooded with natural light with huge sliding doors opening out onto a glass fronted balcony, ideal for relaxed outdoor dining, sundowners and entertaining.

## ACCOMMODATION

### Lower Ground Floor:

Main entrance to house, hallway and storage | Principal ensuite bedroom with sea views, and access onto the terrace | Two further double bedrooms both with sea views and access onto the terrace | Family bathroom | Fourth bedroom with en-suite wet room | Utility room with laundry facilities and door to rear outside shower area. Staircase leading to:

### First Floor:

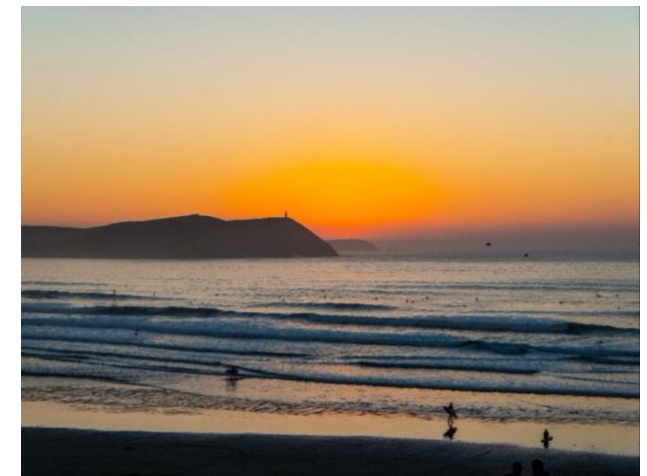
Large open plan living, kitchen and dining space with a wood burner, built in storage, high ceilings, roof lights and full height sliding doors leading out to a glass fronted balcony with stunning sea views | Separate TV Room/Study | Cloakroom.

### Outside:

Terraced garden with steps down to and outdoor shower | Outside storage shed for boards and bikes located adjacent to private parking for up to 3 cars | Steps behind the property lead up via pedestrian gate to Backwater.

### SERVICES:

The property is fully fitted with an MVHR system. Heating is via an Air Source Heat Pump with underfloor heating. There are mains water, drainage, and electricity. BT Openreach FTTC.







**LOCATION:** Polzeath is a popular holiday destination and coastal village in north Cornwall, with a vast expanse of golden sand, excellent surf break 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 world class 18-hole courses. Polzeath has a number of good places to eat and drink, all within walking distance, including The Point Golf and Leisure Club, which is a short walk inland, The Atlantic Polzeath, The Waterfront, TJs and Surfside & The Rum Bar. Locally, in the area, there are also a wealth of excellent restaurants and pubs including The Mariners Pub and Fourboys in Rock, Nathan Outlaw's restaurants in Port Isaac, Rick Stein's Seafood Restaurant and Paul Ainsworth's No. 6 in Padstow. The ferry and water taxi in Rock make travelling to Padstow enjoyable and easy. Most everyday shopping requirements can be met in Polzeath and nearby Rock, but the market town of Wadebridge, with an inspiring collection of independent shops, cinema and supermarkets is only about seven miles distant.

## BACKWATER

This detached 2-bedroom property just behind and above Slatewater, offers flexible ancillary accommodation. The property is separated from Slatewater by steps and a pedestrian gate. Backwater enjoys light and airy accommodation with a reverse living layout to make the most of the spectacular views across Polzeath beach from a small balcony accessed off the living area. The vaulted living space has a wood burner, a modern kitchen and dining table positioned to soak up the sea views. Downstairs, alongside a shower room and WC, both bedrooms have built in wardrobes and sliding doors opening onto a terrace with access to an outside shower.

### Ground Floor:

Main entrance to house with storage | Open plan Kitchen/Dining/Living room with wood burner and doors to glass fronted balcony | WC | Steps down to;

### Lower Ground Floor:

Two double bedrooms both with access to the terrace | Shower room | Under stair storage

### Outside:

Private parking for up to 2 cars | Steps down to outdoor shower and patio terrace | Coastal planting & hard landscaping

### SERVICES

Mains drainage, rainwater soakaway. Mains water and electricity. Air source heat pump for wet underfloor heating system. BT Open Reach FTTP.

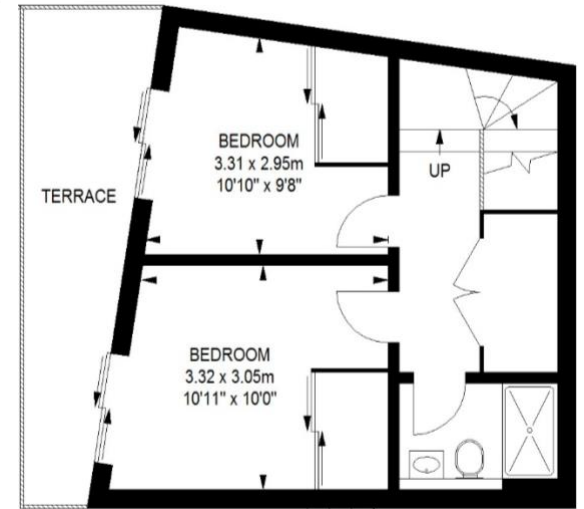


# BACKWATER

TOTAL FLOOR AREA : 66.14 sq.m. (712 sq.ft.) approx.

Illustration For Identification Purposes Only. Not To Scale  
\*Floorplan Drawn According To RICS Guidelines

LOWER GROUND FLOOR  
33.44 sq.m. (360 sq.ft.) approx.

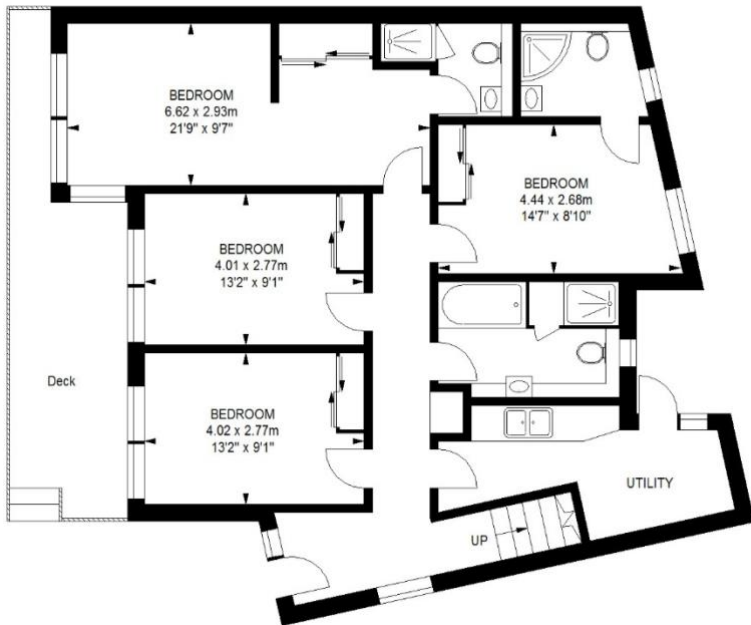


# SLATEWATER

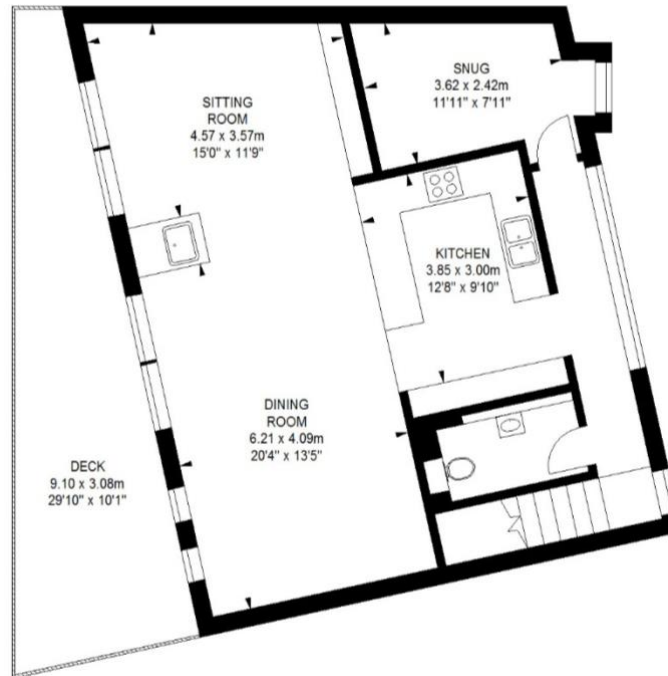
TOTAL FLOOR AREA : 177.72 sq.m. (1913 sq.ft.) approx.

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\*Floorplan Drawn According To RICS Guidelines

GROUND FLOOR  
94.48 sq.m. (1017 sq.ft.) approx.



FIRST FLOOR  
83.24 sq.m. (896 sq.ft.) approx.



GROUND FLOOR  
32.70 sq.m. (352 sq.ft.) approx.

