

# SEA BREEZES

## Polzeath



JB ESTATES

EST. 1971

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### Polzeath, PL27 6ST

A very stylish, contemporary, detached three-bedroom property located a mere 100 yards from Polzeath beach and the Southwest Coast Path. Constructed in 2016 this beachside bolthole has reverse living accommodation with a mono-pitch ceiling and open-plan living that is bathed in natural light with a Juliet balcony overlooking the private deck below. EPC Band C.

- Detached reverse-living property with direct access to the Southwest Coast Path.
- Three ground-floor bedrooms with a separate family bathroom.
- Light & bright open plan living/kitchen and dining room with a Juliet balcony.
- Sunny, private ground floor deck with an outside shower.
- One parking space directly to the front of the property
- Planning permission granted to extend and add a fourth bedroom PA24/05659.
- In all approx. 838 sq ft (77.9 sq mtrs)

Polzeath beach 50 metres, Rock 2 miles, Port Isaac 7 miles, Wadebridge 7 miles, Bodmin Parkway 17 miles, Newquay Airport 19 miles, Truro 32 miles, Exeter 66 miles.

Viewings by appointment

**Guide Price: £995,000**

FREEHOLD



## THE PROPERTY

Nested right in the heart of Polzeath, this modern property has been finished to a very high standard throughout and clad with a mixture of wood, glass, and render. Sea Breezes offers an exciting opportunity to acquire a turn-key 3-bedroom property with a private suntrap decking area and private parking located just steps from the beach.

Currently a successful holiday let with Latitude 50, it offers well designed, light and airy accommodation with direct access onto the Southwest Coast Path. There is also planning permission in place to add a two-storey extension to provide another en-suite bedroom with a roof terrace above, to be accessed from the living room.

## THE ACCOMMODATION

**GROUND FLOOR:** Entrance hall | Family bathroom | Two double bedrooms | Bunk bedroom with four built in bunks.

**FIRST FLOOR:** Open plan living/kitchen/dining room with a wood burner and Juliet balcony overlooking the deck below.

## OUTSIDE

Allocated parking for one vehicle to the front | Private sheltered decking area | Outside shower.

## SERVICES

Main's water and electricity. Private drainage/treatment plant. Underfloor heating via Air Source Heat Pump.

## CONTENTS

Offered for sale with all contents included, minus personal effects.





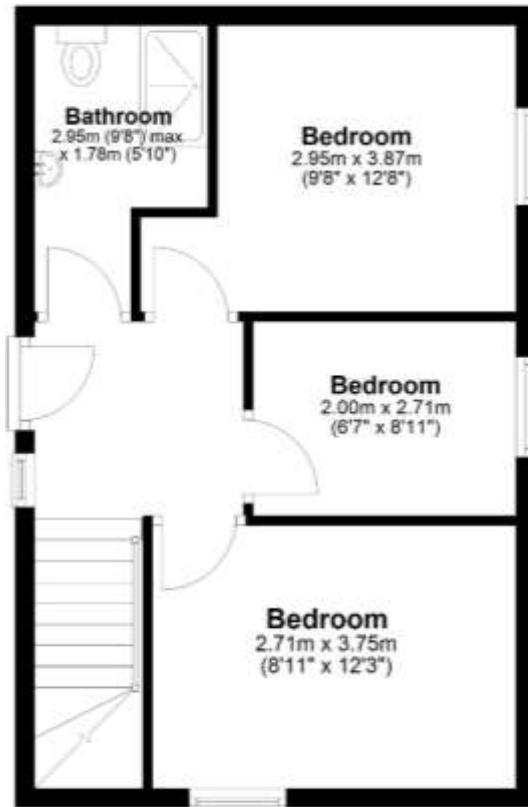


## THE LOCATION

Polzeath is a highly desirable holiday and coastal village, with a vast expanse of sand, excellent surf, and scenic coastal walks. From Sea Breezes, you can access the Southwest Coast Path and head out towards New Polzeath, Baby Bay and the National Trust's Pentire Point beyond. 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. 39.0 sq. metres (419.4 sq. feet)



## First Floor

Approx. 39.0 sq. metres (419.4 sq. feet)



Total area: approx. 77.9 sq. metres (838.7 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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