

HILLCOTE
NEW POLZEATH

JB ESTATES

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HILLCOTE

NEW POLZEATH, PL27 6UG

Situated at New Polzeath, just a few steps from Polzeath beach and Baby Bay, Hillcote is a modern four-bedroom semi-detached property enjoying spacious living accommodation and sea glimpses with a good-sized south-facing garden and terrace. Ideally located to enjoy the Southwest Coast Path and everything that North Cornwall has to offer, Hillcote offers open plan living along with a garage and parking. EPC Band F.

- Open plan kitchen / dining / living room with separate sitting room upstairs.
- Four double bedrooms, two family bathrooms.
- Enclosed sunny lawn and patio garden with glass balustrades.
- Single garage and private parking directly outside the property.
- Moments from the beach and Polzeath's renowned surfing waters.
- Currently a popular holiday let with Latitude50.
- In all, 2,084 sq. ft. (193.60 sq.m.)

New Polzeath Beach 200m, Rock 3 miles, Port Isaac 5 miles, Wadebridge 7 miles, Bodmin (train station) 15 miles, Newquay Airport 20 miles. All distances approximate.

Viewings by appointment only

Offers Over: £900,000

FREEHOLD





THE PROPERTY

Hillcote is a semi-detached, contemporary holiday home comprising a large ground floor kitchen / family room, and separate dining room, which both open out to the raised garden and patio. There are four double bedrooms and two-bathrooms arranged in pairs on each floor. Upstairs, the large open-plan living room has views towards Pentire Point, a Juliet balcony and large skylights that flood the room with natural light. The private, enclosed south facing garden and terrace is a perfect space to enjoy a morning coffee or a family BBQ while soaking up the sunshine. The beauty of Hillcote lies in its fantastic location, just a few steps from Polzeath's ever-popular surf beach, making it the ideal beachside bolthole.

ACCOMMODATION

GROUND FLOOR: Entrance into dining room | Large open plan kitchen/ family room with triple electric oven and double doors to the patio and garden | Two double bedrooms | Family bathroom | Stairs lead to:

FIRST FLOOR: Large sitting room with vaulted ceilings, roof lights, Juliet balcony and eaves storage | Two further double bedrooms | Family bathroom

OUTSIDE

Private parking for at least 2 vehicles directly in front of the property as well as a single garage. Steps lead up from the parking to the property. There is a good sized enclosed lawned garden and an elevated sunny terrace with a glass balustrade so you can enjoy relaxing lunches in the midday sunshine. Outdoor heated shower.

SERVICES

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



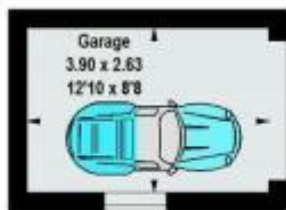


LOCATION

Polzeath is a popular holiday destination and residential village in North Cornwall, with a vast expanse of sand, excellent surfing, scenic coastal walks and The Point health and golf club just up the road. Nearby, in Rock and Daymer Bay, conditions are ideal for swimming, sailing, water-skiing, and windsurfing, plus two excellent 18-hole courses at St Enodoc Golf Club. Everyday shopping requirements can be met in Polzeath and Rock, with year-round specialist food shops and small grocery stores. The market town of Wadebridge, with an inspiring collection of independent shops and large supermarkets, is only about seven miles away. The main line railway station at Bodmin Parkway, with direct services to London, is around 15 miles away and Newquay airport is around 20 miles away.

Hill Cote, PL27

Approximate gross internal area
 1973 sq ft / 183.29 sq m
 (Including Eaves Storage)
 Eaves Storage
 277 sq ft / 25.73 sq m
 Garage
 111 sq ft / 10.31 sq m
 Total
 2084 sq ft / 193.60 sq m



Measurements are approximate. Not to scale. Illustrative purposes only
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Key :
 CH - Ceiling Height



Ground Floor



First Floor

