

DRISHTI POLZEATH



JB ESTATES

EST.  1971

DRISHTI,

Polzeath, PL27 6SU

Elevated above Polzeath, Drishti enjoys an enviable position, with wide-reaching views that sweep across the village, the beach and Atlantic Ocean. Designed with a reverse-living layout, the four-bedroom home allows the coastal scenery to take centre stage, with expansive glazing framing the ever-changing views. Contemporary yet understated, it is equally suited as a private coastal retreat or an exceptional holiday residence.

- Reverse living open-plan living/kitchen/dining room with vaulted ceiling, awash with light from rooflights, gable window and sea-facing balcony.
- Four double bedrooms and three bathrooms (2 en-suites).
- Enclosed lawned garden to the front and a large patio terrace to the rear.
- Private driveway parking for multiple vehicles
- Two useful storage sheds and a storage room located beneath the property.
- Holiday let with John Bray Cornish Holidays.
- Within minutes of Polzeath village amenities, Polzeath beach and the Southwest Coast Path.
- All in approximately 1,548 sq. ft. (143.81 sq. m.) EPC Band E.

Polzeath Beach 5-minute 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 37 miles

Viewings by appointment with JB Estates

Guide Price: £1,425,000

FREEHOLD





THE PROPERTY

Drishti is a contemporary coastal home shaped by its extraordinary setting. The reverse-living design places the principal living spaces high above the landscape, where vaulted ceilings, skylights and expansive glazing draw in natural light and frame uninterrupted views across the beach and sea beyond. Four generous double bedrooms open directly onto the private garden and terrace below, while the sea-facing balcony provides a front-row seat to Polzeath's celebrated sunsets. Whether enjoyed as a permanent home or a coastal escape, Drishti offers a refreshingly effortless way of living by the sea.

ACCOMMODATION

GROUND FLOOR: Two double bedrooms with en-suites & garden access | Two double bedrooms with garden access | Family bathroom

FIRST FLOOR: Open-plan living/kitchen/dining room with balcony access | Utility room | W.C.

OUTSIDE

Approached via a private driveway with ample parking, the property enjoys thoughtfully designed outdoor spaces that embrace its coastal setting. To the front, an enclosed lawned garden and patio provide a private space to unwind, while the generous rear terrace is perfectly positioned for relaxed meals and BBQs in the sunshine. An outdoor shower offers a practical touch after days spent on the beach alongside two outside storage sheds and a further storage room located beneath the property.

SERVICES

Mains water and electricity. Private drainage. Electric underfloor heating.









LOCATION

Polzeath is a popular holiday destination and residential village in North Cornwall, with a vast expanse of sand, excellent surfing, 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 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. Locally there are also a wealth of excellent restaurants and pubs 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 in Rock make travelling to Padstow both enjoyable and easy. Most everyday shopping requirements can be met in Polzeath and Rock but the market town of Wadebridge, with an inspiring collection of independent shops, is only about seven miles distant. The main line railway station is at Bodmin Parkway, approximately 15 miles and Newquay airport approximately 20 miles.

Drishti, PL27

Approximate gross internal area

1548 sq ft / 143.81 sq m

Key :
CH - Ceiling Height

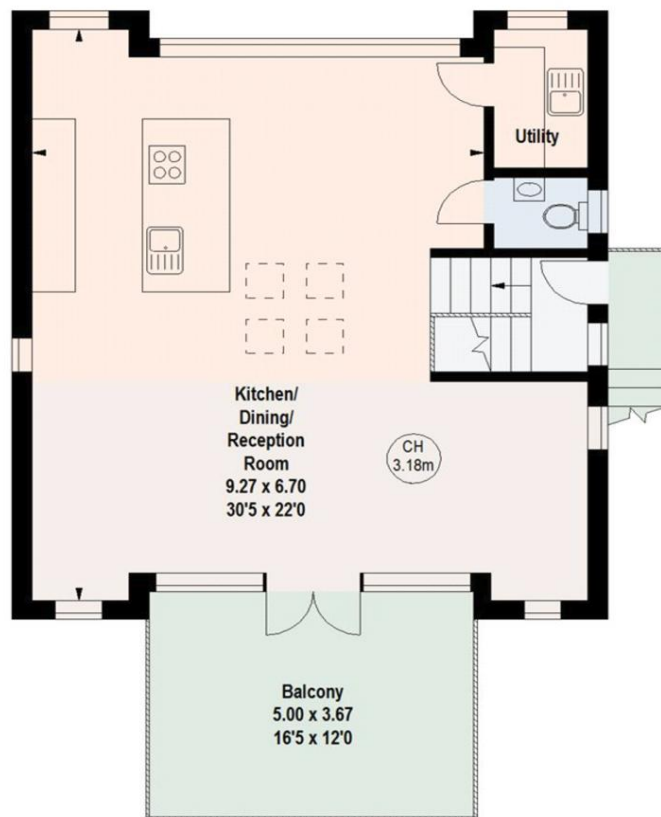
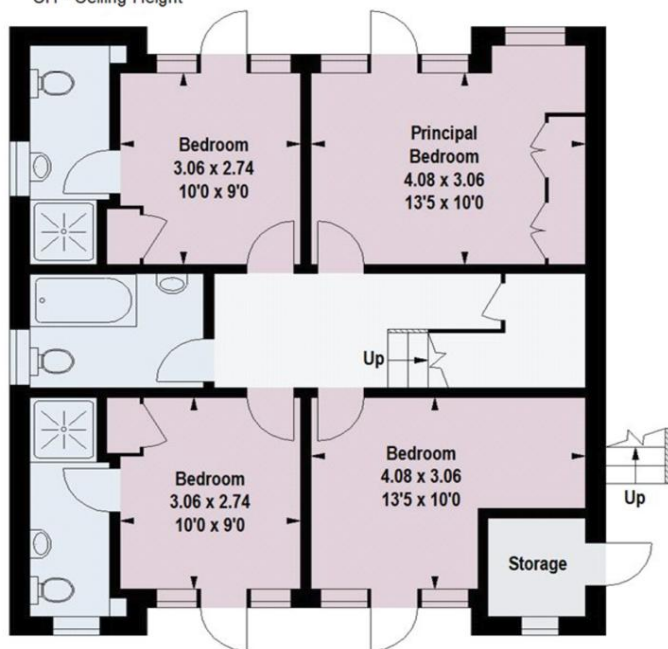


Illustration For Identification Purposes Only. Not To Scale
*Floorplan Drawn According To RICS Guidelines



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