

# TREGARDOCK - POLZEATH BEACH HOUSE

## NEW POLZEATH



JB ESTATES

EST.  1971

## TREGARDOCK

Polzeath Beach House  
New Polzeath, PL27 6UG

This stylish three-bedroom duplex apartment is located at Polzeath Beach House enjoying uninterrupted views right across Polzeath Beach, the North Cornish coastline, and the Atlantic Ocean. Located just steps from the beach with dreamy sea views, Tregardock is set on the second floor and presents an outstanding coastal retreat, set conveniently close to North Cornwall's popular beaches, amenities and villages.

- 3 bedrooms, 2 bathrooms, two balconies, and a top floor sky-deck.
- Beach facing with sensational and panoramic sea views.
- The Atlantic Polzeath, a Harbour Brewing restaurant and bar is located on the ground floor with a sun terrace for al fresco dining.
- Use of the Surf Shack board storage and shower facilities. Key card access. Hotel reception & concierge service.
- Contents are available via separate negotiation.
- In all approximately 102.6 sq.m (1105 sq. ft.) EPC Band B.

Polzeath Beach – 100m, Rock 3 miles, Port Isaac 5 miles, Wadebridge 7 miles, Bodmin (train station) 15 miles, Newquay Airport 20 miles. All distances approximate.

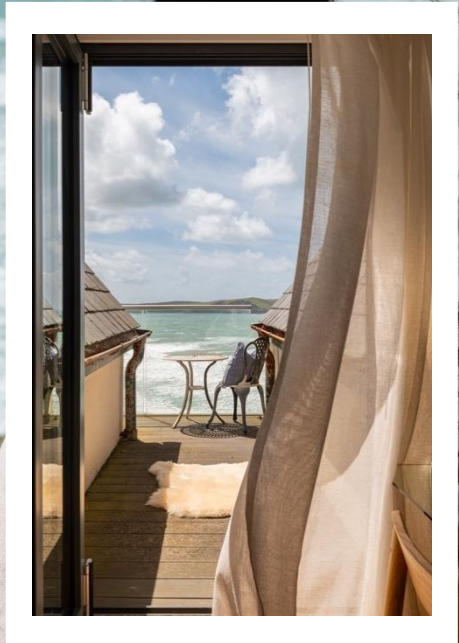
Viewings by appointment

**Guide Price: £925,000**

HOLIDAY HOME USAGE

LEASEHOLD - 999y from Oct 2018





## THE PROPERTY

Tregardock occupies an unrivalled beachfront position, with panoramic views of New Polzeath's renowned surf and stunning sunsets. This three-bedroom holiday apartment is located on the second floor, with incredible sea views from both the living space and principal bedroom. A duplex apartment, it enjoys a bright, light filled open-plan living, kitchen and dining room with two private balconies along with 2-bedrooms and a family bathroom. Internal stairs lead up to the principal bedroom which has an en-suite bathroom and a private roof-top sun deck with stunning sea and coastal views.

## OUTSIDE

Apartment Owners at Polzeath Beach House enjoy a fully serviced environment with reception and concierge. At the rear of the building, The Surf Shack provides useful storage for surfboards, a drying area for wet suits and shower facilities whilst owners are in residence. Apartments on the first and second floors are accessed via the lift or staircase, and the main entrance is at the rear in Atlantic Mews. Public parking is available in the Council car park or on the seafront facing the beach on Atlantic terrace.

## LOCATION

Polzeath is a popular holiday destination and residential village in North Cornwall, with a vast expanse of sand, excellent surfing, scenic coastal walks. Nearby, in Rock and Daymer Bay, conditions are ideal for swimming, sailing, water-skiing, and windsurfing, as well as the renowned St Enodoc Golf Club offers two excellent 18-hole courses. Polzeath has several good places to eat and drink, all within walking distance, including The Atlantic and the Point Golf and Leisure Club. Locally there are also a wealth of excellent restaurants and pubs including The Mariners Pub in Rock, two of Nathan Outlaw's restaurants in Port Isaac, No. 6 in Padstow under Paul Ainsworth and Rick Stein's Seafood Restaurant in Padstow. Most everyday shopping requirements can be met in Polzeath and Rock with year-round specialist food shops but the market town of Wadebridge, with an inspiring collection of independent shops, is only about seven miles distant.

## SERVICES

Mains electric, water, and drainage. Underfloor heating and hot water are provided by two communal oil-fired boilers - heat usage is measured via individual heat exchange units and recharged. Broadband WiFi.

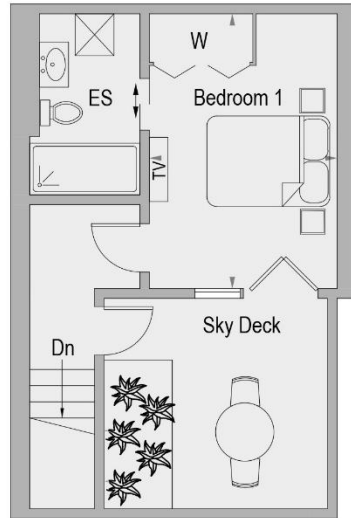
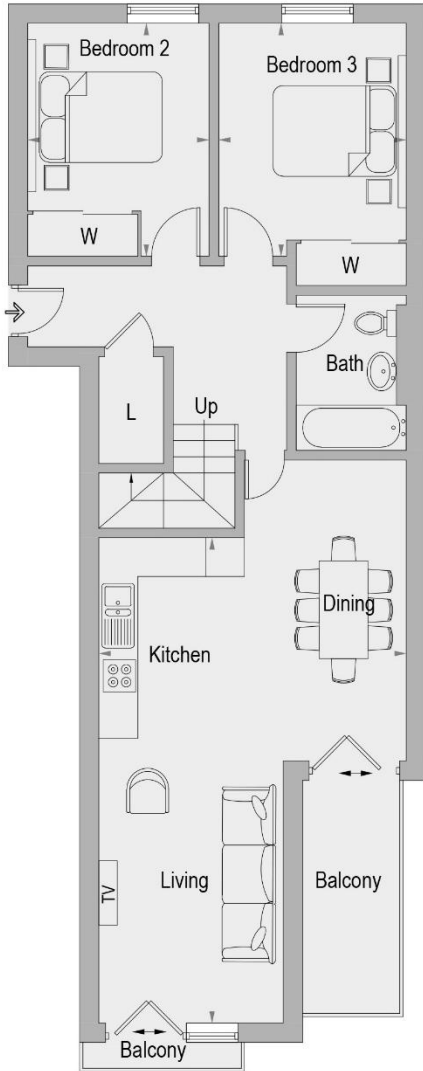
## AGENTS NOTE

Please note that this is a holiday apartment, which means that it cannot be registered as a primary residence. Under the lease agreement, dogs are not permitted in any of the apartments. Service charges and ground rent are applicable.





# Apartment 6 - Tregardock - Second Floor



Living / Dining / Kitchen	7.52m x 4.75m	24'8 x 15'7
Bedroom 1	4.26m x 2.89m	14'0 x 9'6
Bedroom 2	3.60m x 2.82m	11'10 x 9'3
Bedroom 3	3.58m x 2.88m	11'9 x 9'5

ES = Ensuite L = Laundry W = Wardrobe

Approximate Gross Internal Area = 102.6 sq m / 1105 sq ft

Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID447765)



The Atlantic Polzeath, run by Harbour Brewing is located on the ground floor.

