

SWALLOWS REST ST MINVER



JB ESTATES

EST.  1971

SWALLOWS REST

Windmill Road, St Minver, PL27 6RD

Enjoying extensive gardens, a paddock and field, this immaculately presented four-bedroom home enjoys a peaceful countryside setting just five minutes from the sought-after coastal destinations of Polzeath, Rock, Port Quin and Port Isaac. The property benefits from far-reaching views across open countryside towards the coastline, alongside generous lawned gardens, garage and driveway parking.

- Large open-plan kitchen/dining room with a sunny conservatory
- Generous living room with dining area and bi-fold doors leading out onto the garden
- Four bedrooms, 2 bathrooms, a hobby room and study
- Utility room & wet room with W.C.
- Generous rear garden with paddock and field totalling approx. 1.33 acres.
- Driveway parking for multiple vehicles with integrated double garage
- Located just a short drive from Polzeath and Rock
- In all approx. 2,700.9 sq. ft. (250.9 sq.m). EPC Band D

Polzeath 2 miles, Rock 2 miles, Port Isaac 5 miles, Wadebridge 7 miles, Bodmin Parkway 16 miles, Newquay Airport 18 miles, Truro 31 miles – all distances approximate.

Viewings by appointment

Offers In Excess Of: £850,000

FREEHOLD





THE PROPERTY

Swallows Rest is a substantial four-bedroom detached home occupying a generous plot with far-reaching views across the surrounding Cornish countryside towards the coast. Well maintained throughout, the property offers spacious and versatile accommodation, including an open-plan kitchen and dining room with adjoining conservatory, a generous dual-aspect sitting room with dining area and garden access, four double bedrooms, two bathrooms, a study, hobby room and a useful utility area with wet room and W.C. Filled with natural light, the property presents an exciting opportunity for a buyer to modernise, reconfigure or potentially redevelop, subject to the necessary planning permission.

THE ACCOMMODATION

Ground Floor: Entrance hall | Open-plan kitchen/dining room with sunroom | Living room with bi-folds to the garden | Utility room | Wet Room | W.C. | Master bedroom with en-suite and dressing room | Two further double bedrooms | Jack-and-Jill bathroom

First Floor: Study | Double bedroom | Hobby room

OUTSIDE

The property is accessed via a driveway with plenty of room for parking as well as an integrated double garage. A spacious lawned garden wraps around the property providing a combination of lawn and patio with a green house, garden sheds and mature hedging to create privacy. The land stretches across 1.33 acres comprising a garden, a paddock and a field, all enjoying far-reaching countryside views towards Brea Hill.

LOCATION

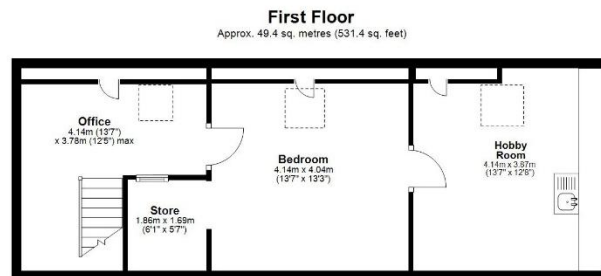
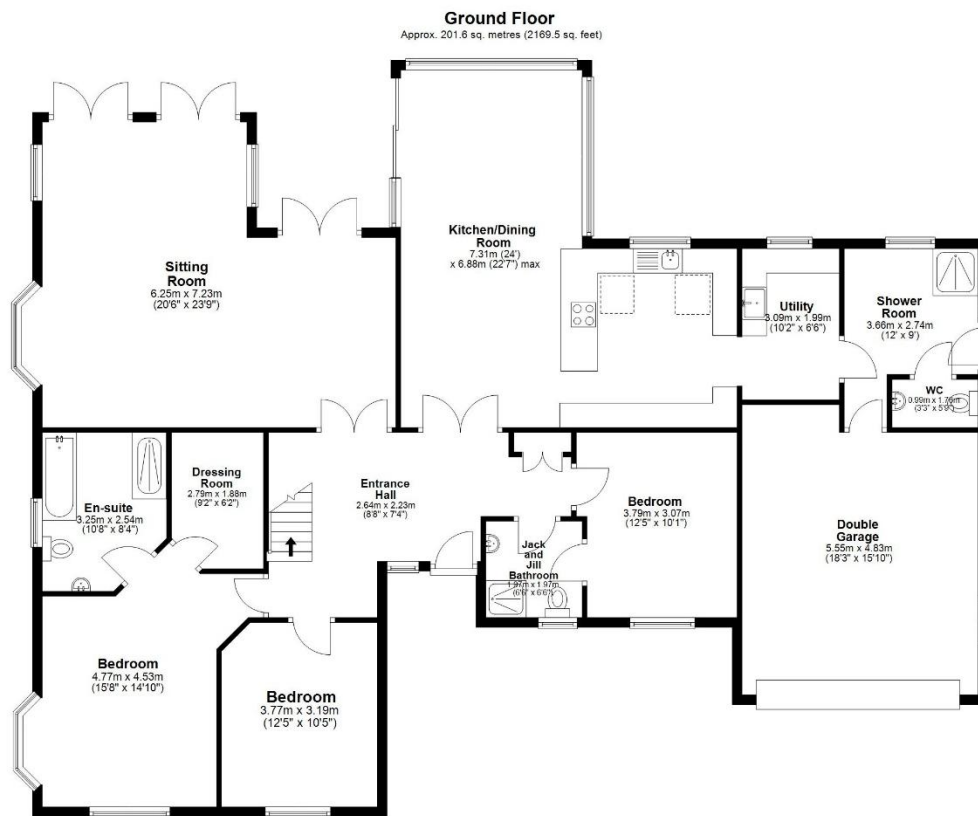
Swallows Rest is located just a short drive from Polzeath, a highly desirable holiday and residential village with a large beach, some of the best surfing in the country and spectacular walks along the Southwest Coastal Path. Nearby in Rock and Daymer Bay conditions are ideal for sailing, water-skiing, and windsurfing, while the renowned St Enodoc golf club boasts two excellent 18-hole courses. Surrounded by a wealth of pubs and restaurants, a few of which are particularly notable - Rick Stein's Seafood Restaurant in Padstow, Restaurant Nathan Outlaw in Port Isaac and two restaurants from chef Paul Ainsworth, Number 6 in Padstow, and The Mariners in Rock. Most of what you need on a day-to-day basis can be found locally while the market town of Wadebridge has an inspiring variety of independent shops and a large supermarket.

SERVICES

Mains water & electricity. Private drainage. LPG heating. Air source heat pump for AC unit in Kitchen/Conservatory. 4kW solar panel system. Full fibre FTTP broadband connection.







Total area: approx. 250.9 sq. metres (2700.9 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 efficiency can be given.

