

HIGH CROFT

St Minver



JB ESTATES

EST.  1971

High Croft

Windmill Road, St Minver, PL27 6RD

This immaculate and spacious 4-bedroom home lies within a 5-minute drive of North Cornwall's sought-after coastal villages of Polzeath, Rock, Port Quin, and Port Isaac. With open plan living accommodation, this sizeable and light-filled property offers, private parking, a generous garden and distant sea views from the rear of the property across open countryside.

- Large open-plan kitchen/dining room with utility room.
- Generous living room with log burner and patio doors opening out onto the rear garden with decking.
- Four bedrooms with four bathrooms.
- TV Snug or Games Room.
- Generous rear garden with sun-drenched patio terrace and summerhouse.
- Driveway parking for multiple vehicles.
- Located just outside of Polzeath and Rock
- In all approx. 2,876.1 sq. ft. (267.2 sq.m). EPC Band C.

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

Guide Price £895,000

FREEHOLD





THE PROPERTY

Step inside High Croft and you are greeted with high vaulted ceilings and airy interiors. The generous accommodation includes an open-plan living space with a kitchen and utility room, a light-filled dining room, and a comfortable living room with a log burner. The whole space opens onto the rear garden with a raised terrace providing inspiring countryside views. A separate games room / TV snug, shower room and integrated garage completes the ground floor. Upstairs, there are four double bedrooms, two of which are en-suite, and a charming twin bedroom. Currently a successful holiday let, High Croft lies within easy reach of the coastal villages of Polzeath and Rock.

THE ACCOMMODATION

Ground Floor: Entrance hall | Open-plan kitchen/dining room with utility area | Sitting room with wood burner | Shower room | Games Room/Snug | Single Garage

First Floor: Master bedroom with en-suite shower room | Two Double bedrooms one en-suite | Twin Bedroom | Family bathroom

OUTSIDE

The property is accessed via a driveway with plenty of room for parking as well as a single garage. A spacious lawned garden to the rear offers distant sea views towards Polzeath. The garden benefits from a large, raised deck, perfect for outdoor dining.

LOCATION

High Croft 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 via septic tank. Oil fired central heating.



Polzeath Beach



HIGH CROFT

TOTAL AREA approx. 2,876.1sq. ft (267.2 sq. m)



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.

