



# The Calf's House

Mesmear, Nr Polzeath

**Guide Price: £485,000**

**JB ESTATES**

EST.  1971

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Mesmear, Nr Polzeath,  
PL27 6RA

The Calf's House is a charming single-storey barn conversion situated at Mesmear Farm, located just a short drive to Polzeath beach and Port Quin. This traditional stone 2-bedroom detached barn sits within a collection of beautifully converted farm properties. Previously a successful holiday let, it benefits from parking for two cars, a private patio terrace with views over the immaculate landscaped gardens and use of a shared swimming pool and jacuzzi. EPC Band D.

- Two double bedrooms, family bathroom.
- Open plan living area with vaulted ceilings, stylish well-equipped kitchen, and a wood-burning stove.
- Sunny patio area surrounded by a well-established landscaped garden.
- Within a short drive to The Point at Polzeath and Polzeath beach.
- Right to park two cars.
- Former holiday let with a good letting history.
- In all approximately 793 sq. ft (73.7 sq. m)

Polzeath beach 1.6 miles, Daymer Bay 2.8 miles, Rock 3.5 miles, Wadebridge 6 miles, Bodmin Parkway Train Station 18 miles, Truro 32 miles, Newquay Airport 20 miles, Exeter 68 miles.

Viewings by appointment

**Guide Price £485,000**

**FREEHOLD (Holiday Restricted)**



## OVERVIEW

Set within a collection of stone-built properties at Mesmear, and surrounded by scenic countryside, The Calf's House has been thoughtfully renovated. Offering comfortable accommodation with two bedrooms, a family bathroom and spacious open plan living with a cosy wood burning stove for relaxed fireside moments. Outside, a sunny patio terrace provides a tranquil spot to enjoy meals or a sun downer.

## THE ACCOMMODATION

This single-storey property comprises:

Main entrance | Open plan living room with fully equipped kitchen / breakfast bar and wood burning stove | Double bedroom with mezzanine store above | Family bathroom | Bunk room with second versatile mezzanine area.

## LOCATION

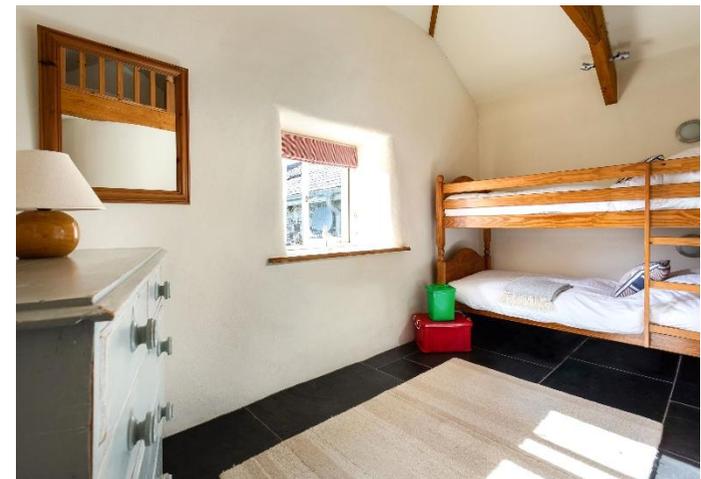
Nearby Polzeath is a favoured holiday and residential destination on the North Cornwall coast, with a vast expanse of sand, safe bathing and surfing and RNLI Lifeguard cover from Easter to October. The immediate area also offers wonderful walking country over National Trust land with superb coastal scenery. Nearby at Rock and Daymer Bay conditions are ideal for water sports as diverse as sailing, water skiing, canoeing and windsurfing, and the renowned St Enodoc Golf Club and The Point at Polzeath offer excellent 18-hole courses. Polzeath has several good places to eat and drink, including The Waterfront, The Oystercatcher and The Atlantic. The Point at Polzeath offers golf and leisure facilities including health club, tennis and paddle tennis courts and a bar and restaurant within walking distance of the property.

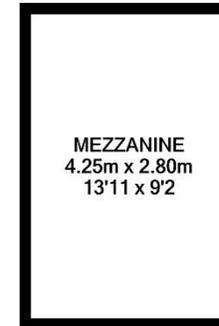
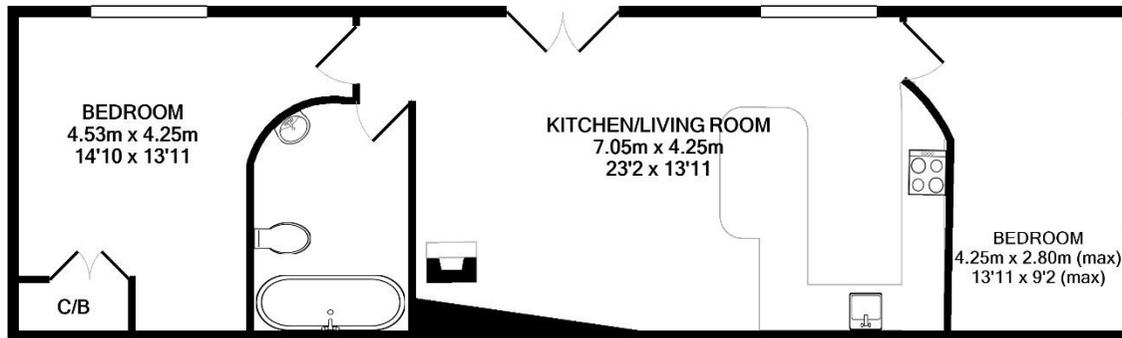
## OUTSIDE

The property enjoys a private, south-facing patio with countryside views. The property benefits from use of the shared, heated swimming pool and jacuzzi, which it overlooks. There is private parking for two vehicles.

## SERVICES

Main's water and electricity. Private drainage. Calor Gas boiler with underfloor heating.





TOTAL APPROX. FLOOR AREA 73.7 SQ.M. (793 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, 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  
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