

THE WRENS  
POLZEATH

JB ESTATES

EST.  1971





# THE WRENS

## Polzeath, PL27 6SS

A substantial and contemporary four-bedroom detached property, tucked away in Polzeath Valley. The Wrens commands an elevated position with far-reaching sea views across the beach and out towards Pentire Point. Designed for modern coastal living, the property is surrounded by generous terraced gardens including a large patio terrace to soak up the sea views. EPC Band C.

- Principal bedroom with en-suite, dressing area and sea views, 3 further double bedrooms, one with an en-suite and a family bathroom
- Open-plan kitchen/dining/ living room with doors onto sea-facing terrace.
- Terraced lawned gardens to the front and rear with multiple patios for al-fresco dining.
- Private parking for multiple vehicles and a subterranean triple garage.
- Approx 2-minute walk from the beach and amenities.
- Previously a holiday let property.
- All in approx. 130.5 sq. m (1,404.3 sq. ft)

Polzeath beach 3-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 32 miles.

Viewings strictly by appointment only

**Offers in Excess of £925,000**

**FREEHOLD**









## THE PROPERTY

Commanding an elevated position in the heart of Polzeath, The Wrens offers a substantial four-bedroom coastal home with a green outlook across the village and far-reaching sea views looking up the valley. Just moments by foot from Polzeath beach and the local amenities, this contemporary property features a light and airy open-plan kitchen, dining and living space, complete with a log burner and bi-fold doors that open onto a generous terrace. This spacious property effortlessly blends indoor and outdoor living. The principal bedroom suite enjoys sea views, skylights, a dedicated dressing area and an en-suite bathroom. Three additional double bedrooms (one with an en-suite) and a family bathroom complete the well-appointed accommodation. A separate external utility room also houses the boiler.

## ACCOMMODATION

The accommodation briefly comprises:

**GROUND FLOOR:** Entrance Hallway | Open plan living/kitchen/dining room | 3 Double bedrooms (one with an en-suite) | Family bathroom

**FIRST FLOOR:** Principal bedroom suite with a dressing area, an en-suite bathroom and views across the village, towards the sea and Pentire Point

## OUTSIDE

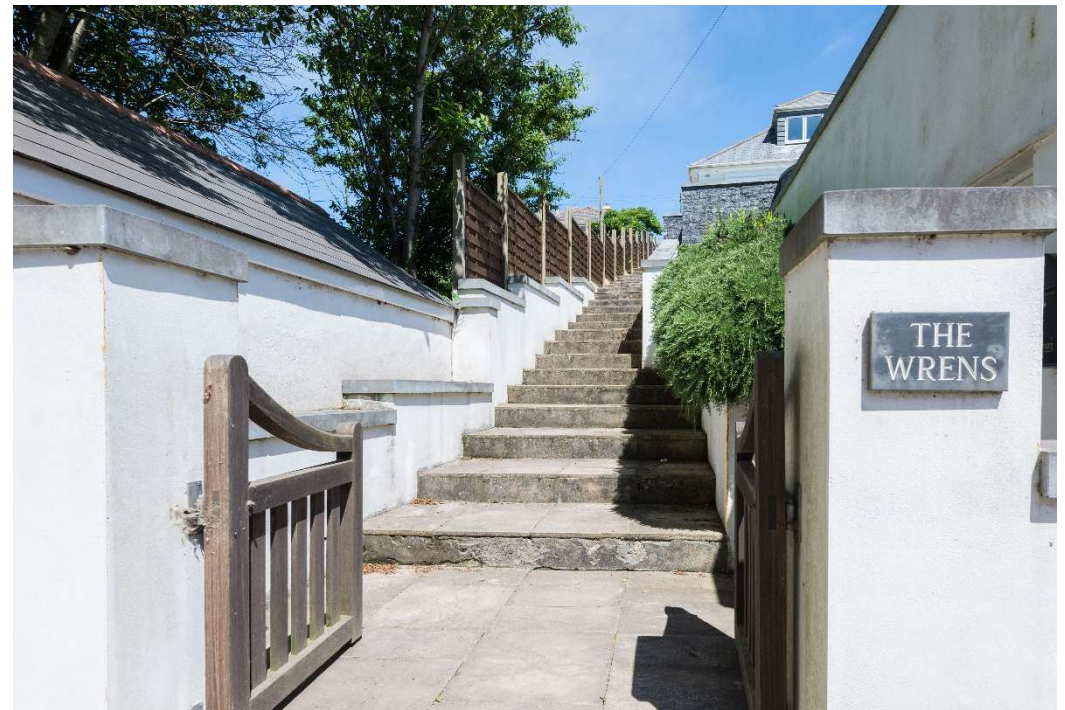
Built into the slope of the valley, The Wrens is approached via a private road through Valley Holiday Park, leading to the lower level of the property, where you'll find private parking and a triple garage. A pedestrian gate and steps lead you up to the house. The house is flanked by terraced gardens featuring lawned areas and patio terraces on both sides. There is an annual right to park license for two vehicles directly outside the garages.

## SERVICES

Mains water and electricity. Private drainage. Oil fired central 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 several 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, Nathan Outlaw's restaurants 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 WRENS

Total area: approx. 130.5 sq. metres (1404.3 sq. feet)

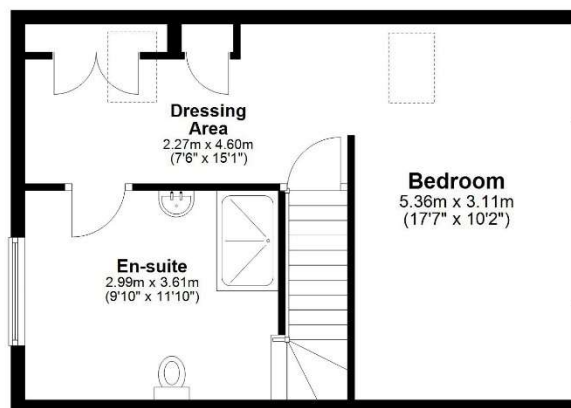
### Ground Floor

Approx. 88.6 sq. metres (954.1 sq. feet)



### First Floor

Approx. 41.8 sq. metres (450.2 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 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.

