

PENMARIE
PENDOGGETT, NR ST KEW

JB ESTATES

EST.  1971



PENMARIE

Pendoggett, St Kew, PL30 3HH.

This substantial 4-bedroom family home boasts far-reaching sea views across the Cornish countryside towards Port Isaac. Penmarie is a spacious and well-presented, detached property set in generous grounds totalling 0.63-acres. The owners have secured planning permission for a building plot within the garden. EPC Band D.

- 4 bedrooms, 3 bathrooms (1 en-suite), separate shower.
- Inspiring sea views across the rolling countryside from all the principal rooms.
- Large sitting room with wood burner and direct access onto an elevated terrace via full height patio doors.
- Approved planning permission to build an unrestricted 4-bed property in the grounds of the property – PA23/02367.
- Generous and enclosed mature garden bordered by hedging.
- Driveway parking for multiple vehicles
- Single detached garage.
- In all approx. 2,156 sq. ft. (200.3 sq. m)

Port Isaac 2 miles • St Kew 1.5 miles • Rock 6 miles • Polzeath 5 miles
• Wadebridge 4 miles. Bodmin Parkway 13 miles • Newquay Airport 18 miles - All distances are approximate.

Viewings strictly by appointment

GUIDE PRICE: £725,000

FREEHOLD





THE PROPERTY

Situated in an elevated position with stunning sea & countryside views, Penmarie is a modern 4-bed detached house occupying a large plot within striking distance of the North Cornwall coast. Approached via a gravel driveway with plenty of parking, the property has generous, well-kept mature gardens to the rear, with approved planning for a new 4-bed property with far-reaching sea views.

This light filled property benefits from a large sitting room with full height sliding doors that open onto an elevated patio terrace to make the most of the sea and garden views. A light and bright open-plan kitchen/dining room enjoys a breakfast island with patio doors to the terrace and an adjacent utility room with a shower. There are two large double bedrooms on the ground floor and two further doubles upstairs alongside 2 bathrooms. The principal ensuite bedroom has a Juliet balcony with stunning views from both the bathtub and bedroom.

THE ACCOMMODATION

GROUND FLOOR: Spacious Entrance Hall | Open plan kitchen/dining room | Utility room with shower | Sitting room with study alcove | Double bedroom/Snug | Double bedroom | Family bathroom

FIRST FLOOR: Principal suite with ensuite bathroom | Double bedroom | Family bathroom.

OUTSIDE

Penmarie has a gravelled driveway with off-road parking for multiple vehicles alongside a single garage. To the rear, there is an elevated patio terrace, with storage underneath which overlooks the generous enclosed garden and built in BBQ. Access to the garden is via the pedestrian gate. A hot tub is housed in a summerhouse with an external shower.

BUILDING PLOT

Penmarie offers a unique opportunity to secure a building plot with approved planning permission for a new build 4-bed detached property with sea views. The new property will provide a double-height open-plan living/kitchen/dining room, a utility room, 4 double bedrooms (2 with en-suites), a family bathroom and a study along with a front and rear decking area. Plans are available on request.

SERVICES

Mains water and electricity. Private drainage via Septic Tank. Oil fired central heating.



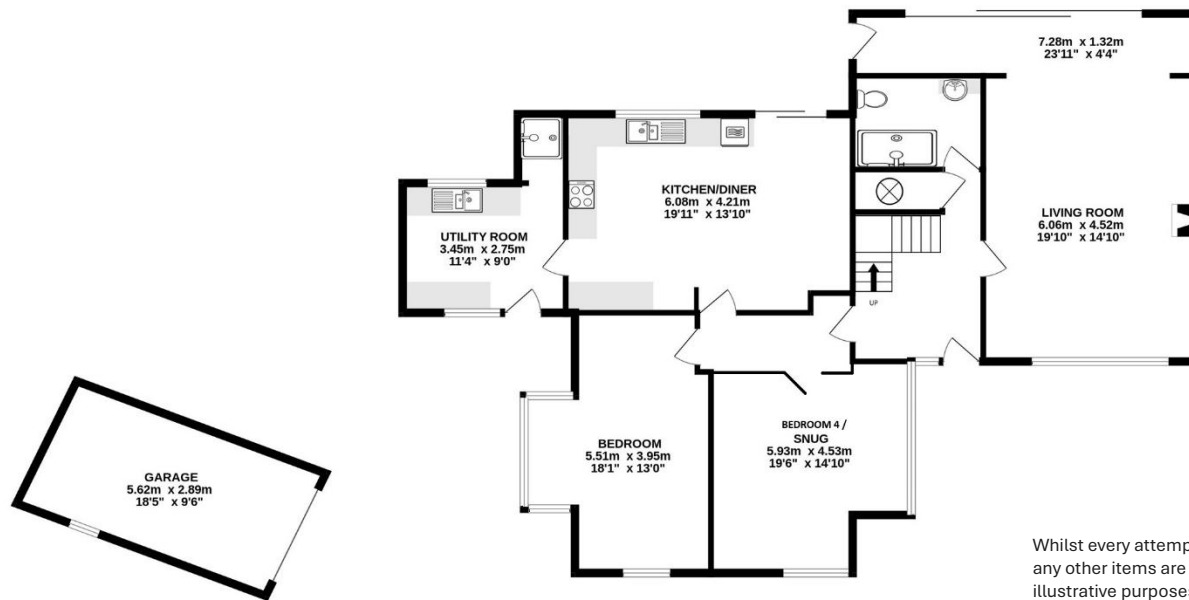


LOCATION

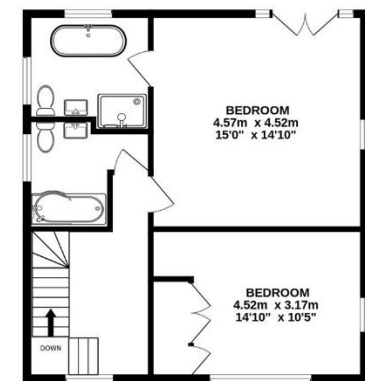
Located just 1.5 miles of the parish of St Kew, Penmarie is conveniently positioned a short drive away the ever popular two-hundred-year-old gastro pub, The St Kew Inn. The North Cornish Coastline is just over a mile away and a short drive will find you in the heart of Port Isaac, a historic fishing port famed for its picturesque fisherman's cottages and narrow streets. The village is famous for being the home to the successful shanty singing group The Fisherman's Friends. Port Isaac is the home of popular Michelin Star chef, Nathan Outlaw where he has two establishments. Within a few miles are the golden sandy beaches of Polzeath, Daymer Bay and Rock which offer an abundance of water sport activities, stunning coastal walks and a vast array of bars, shops and eateries. Wadebridge is just five miles away and is a popular market town, which has much to offer including a wide range of quality independent shops and retailers, pubs, and restaurants alongside a cinema and leisure centre.



GROUND FLOOR
145.0 sq.m. (1561 sq.ft.) approx.



1ST FLOOR
55.2 sq.m. (594 sq.ft.) approx.



TOTAL FLOOR AREA : 200.3 sq.m. (2156 sq.ft.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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