



## Bluebirds

3 Polzeath Gardens

Guide Price **£475,000**

**JB ESTATES**

EST.  1971

## Bluebirds, 3 Polzeath Gardens Polzeath, PL27 6SS

Bluebirds is a well-presented terrace holiday cottage located in the heart of Polzeath, just 50 metres from the beach. Rarely available, the property is the perfect beach bolthole with a spacious garden, sunsoaked decking area and summer house. EPC Band D.

- Two bedrooms, one bathroom
- Light and bright open plan kitchen/dining/living room
- A successful holiday let within moments of Polzeath beach, the coastal path and local amenities
- A fantastic opportunity to acquire a coastal bolthole
- One allocated parking space to the side of the property and south facing sun-trap garden
- In all, approximately 411 sq. ft (38.2 sq.m)

Polzeath Beach 100mtrs, 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 37 miles, Exeter (M5) 68 miles.

Viewings by appointment

**Guide Price: £475,000**

FREEHOLD – HOLIDAY RESTRICTED



## THE PROPERTY

Situated just moments from Polzeath beach and the local amenities, Bluebirds is a contemporary holiday cottage in a desirable location. Light and airy, the property has been modernised to a high standard and contents are available by separate negotiation. A low maintenance residence, Bluebirds would make an ideal retreat or investment property, in a prime coastal location.

## THE ACCOMMODATION

Open plan kitchen, dining and living room | Two bedrooms | Shower room | South facing enclosed garden | Generous raised decking area | Summerhouse

## LOCATION

Polzeath is a highly desirable holiday and residential village, with a vast expanse of golden sand, excellent surf 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 is fortunate to have a range of good places to eat and drink such as TJ's Surf Café, The Waterfront, The Oystercatcher, The Cracking Crab and Surfside, but there is also a wealth of excellent restaurants and pubs in the surrounding area including Rick Stein's and Paul Ainsworth's No 6 in Padstow, Nathan Outlaw in Port Isaac and The Mariners in Rock. The ferry and water taxi make travelling to Padstow easy and enjoyable. Most everyday shopping requirements can be met locally but the market town of Wadebridge, with an inspiring collection of independent shops, is around seven miles distant.

## OUTSIDE

Right of way at the front to access the other cottages. One allocated parking space to the side. Bifold doors opening onto the south-facing enclosed rear garden with raised decking, good sized lawn and summerhouse.

## SERVICES

Mains water, electricity and drainage. Electric panel heaters and storage heaters.



