THE CHOUGHS

NEW POLZEATH

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New Polzeath, PL27 6UF

An exceptional opportunity to secure a large plot, ripe for redevelopment and situated in a magical and elevated position at New Polzeath overlooking Baby Bay and Pentire Head. With planning granted for a substantial six-bedroom replacement dwelling with annexe, The Choughs promises to be an outstanding new build coastal home in a stunning location on the north Cornwall coast.

- Far reaching sea and coastline views across Baby Bay.
- Just moments from Polzeath beach via footpath.
- Planning permission granted for a generous replacement 6-bedroom property with 1-bed annexe in all about 3,875 sq. ft. (360 sq. m) Planning Ref: **PA23/04531.**
- Driveway parking and garage with large front and rear gardens.
- Plot size 0.3-acres (0.125 ha) approx.

Polzeath Beach – a few minutes' walk - Rock 3 miles, Port Isaac 5 miles, Wadebridge 7 miles, Bodmin (train station) 15 miles, Newquay Airport 20 miles. All distances approximate.

Viewings strictly by appointment

Guide Price: £995,000

FREEHOLD

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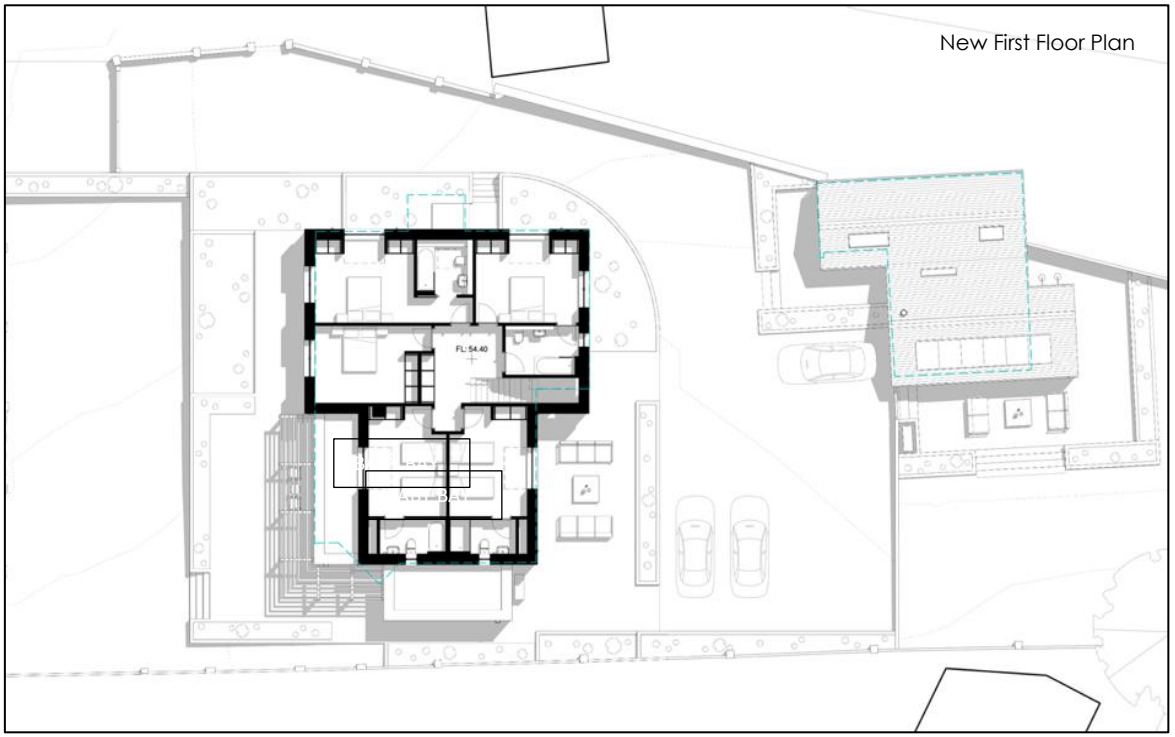
THE OPPORTUNITY Planning permission has been secured to replace the existing property with an impressive and detached 6-bedroom dwelling with an open plan kitchen, dining, living space and separate sitting room, along with a separate 1-bedroom annexe. Both properties will combine modern comforts with energy efficient build standards and have been designed to maximise The Chough's superb position with large terraces surrounded by coastal planting, and full height glazing to frame the dramatic views of the North Cornish coast and the Atlantic Ocean.



LOCATION The immediate area offers wonderful walking over National Trust land and superb coastal scenery. Polzeath is a favoured holiday and residential spot, with a vast expanse of sand, safe bathing, and excellent surfing. 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 offers two excellent 18-hole courses. Within the immediate area there are a wealth of excellent restaurants and pubs including The Atlantic, Surfside, The Oystercatcher, The Waterfront and TJs, with Paul Ainsworth's Mariners Pub in Rock and No 6 in Padstow, along with Rick Stein's three establishments. Most everyday shopping requirements can be met within the nearby villages of Polzeath, Rock, or Wadebridge.

THE EXISTING PROPERTY

Dating back to 1927, Choughs is set on a good-sized plot in a highly sought-after position at New Polzeath. Commanding far reaching sea views across the coastline, beach and Pentire Head, the property is surrounded by generous gardens.

The existing property is in poor condition and not habitable in its current state.

OUTSIDE

Choughs, sits centrally in its grounds, in all about 0.3-acres with generous and unusually private gardens. The current property can be accessed from both the front and side. The driveway leads to a good-sized parking area at the rear of the property and there is a single storey carport and a garage providing useful storage.

SERVICES

The property is connected to mains electricity, water, and drainage.

JB ESTATES
EST. 1971

Pavilion Building, Rock, Cornwall PL27 6JU
01208 862601
sales@johnbrayestates.co.uk
www.johnbrayestates.co.uk

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