

FOUR WINDS
GREENAWAY, TREBETHERICK

JB ESTATES

EST.  1971

FOUR WINDS,

Trebetherick, PL27 6SE

Set on a generous corner plot, Four Winds is a well-positioned, detached three-bedroom bungalow enjoying breathtaking 180 ° sea views right across the north Cornwall coastline.

Located at Greenaway, just moments from the Southwest Coast Path, the property offers an exceptional coastal setting. Four Winds has been well maintained over the years but could now benefit from redevelopment or reconfiguration, subject to the necessary planning consents.

- Generous sitting room with sea views and a fully equipped kitchen
- Large dining room with access into the conservatory
- Two double bedrooms, one bunk bedroom and a family bathroom
- Generous lawned garden with mature planting and sea views
- Private driveway parking for multiple vehicles and a double garage
- Within minutes of the Southwest Coast Path and Greenaway beach and just a short walk to Daymer Bay and Polzeath beaches.
- All in approximately 1,871 sq. ft. (173.8 sq. m.) EPC Band F. Plot size approximately 0.23 acres

Daymer Bay and Polzeath 0.5 miles, Rock 2 miles, Port Isaac 5 miles, Wadebridge 7 miles, Bodmin Parkway 16 miles, Newquay Airport 18 miles, Truro 31 miles, Exeter 70 miles

Viewings by appointment with JB Estates

Guide Price: £1,850,000

FREEHOLD



LOCATION The clifftop location of Greenaway is one of North Cornwall's most prestigious postcodes. Greenaway itself is a quiet, pebbly beach accessible from the Southwest Coast Path and ideal for swimming, snorkelling and secluded picnics. Positioned between the family friendly Daymer Bay and the surfing mecca of Polzeath, this magnificent and picturesque stretch of the north Cornish coastline borders the Camel Estuary. The beaches at Daymer Bay and Polzeath enjoy soft sand, rock pools and some of the best surf and windsurfing in the UK. Nearby Rock is a haven for sailing, water-skiing and paddleboarding with easy access across to Padstow via the foot ferry and water taxi. Understandably the area is very popular with families, water sports enthusiasts and walkers alike, while golfers are spoilt for choice with St Enodoc Golf Course and The Point at Polzeath. Spectacular cliff top footpaths are the perfect way to explore this area that was a favourite of Sir John Betjeman. The St Moritz Hotel is located just a short walk away and offers two restaurants, two swimming pools, the Cowshed Spa and its luxurious new, spa facilities. Most everyday shopping can be found at Flo's Deli, Polzeath or Rock with the market town of Wadebridge just 5 miles away. For food lovers, there is a wealth of excellent restaurants and pubs nearby including The Mowhay, The Dining Room, The St Enodoc Hotel and The Mariners Pub in Rock, The Atlantic, Surfside, The Waterfront and TJs in Polzeath, Nathan Outlaw's two restaurants in Port Isaac and Rick Stein's Seafood Restaurant and Paul Ainsworth's No. 6 in Padstow.



THE PROPERTY

Situated on The Greenaway, between Daymer Bay and Polzeath beaches, Four Winds is a well-maintained three-bedroom detached bungalow enjoying an elevated position with far-reaching views across the Cornish coastline and out to sea. Set within a generous plot and surrounded by a large lawned garden, the property offers light-filled and well-balanced accommodation. This includes a spacious sitting room with sea views, a sunny conservatory overlooking the garden, a generous dining room and a fully equipped kitchen. Three bedrooms, a family bathroom and a practical utility/shower room complete the layout, alongside an integrated double garage. Occupying such a prime coastal position, Four Winds presents an exceptional opportunity to modernise or redevelop (subject to the necessary consents), to create a truly special home in one of North Cornwall's most sought-after settings.

ACCOMMODATION

Entrance hall | Dining room | Sitting room | Conservatory | Kitchen | WC | Three double bedrooms | Family bathroom | Utility/shower room with access to | Double garage

OUTSIDE

Four Winds is approached via a private driveway providing parking for multiple vehicles, along with an attached double garage. Gated access leads to a generous, lawned garden, bordered by Cornish stone walls and established shrubs, creating a private and well-defined outdoor space. The garden wraps around the property, offering plenty of spots to enjoy the sunshine throughout the day, and includes a useful outbuilding and concrete steps over the garden wall to easily access the coast path.

SERVICES

Mains water and electricity. Private drainage. Electric heating.





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Total Area: Approx. 173.8 sq. metres (1871.0 sq. feet)

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.

