

PENHALE

POLZEATH BEACH HOUSE - NEW POLZEATH



JB ESTATES

EST. 1971

PENHALE at POLZEATH BEACH HOUSE

New Polzeath, PL27 6US

Penhale is a stylish ground-floor beachfront apartment at the sought-after Polzeath Beach House. With sweeping sea views and direct access onto a spacious private terrace, this two-bedroom apartment is made for refined coastal living. Open the bi-fold doors and let the outside in, whether it's the sound of the waves, the salty sea air, or the warm glow of a Polzeath sunset. Light and airy interiors provide a comfortable base for relaxed beach days and coastal adventures, while the shoreline is just a short stroll away. Perfectly positioned in New Polzeath, you're close to the famous surf, local bars and cafés, miles of scenic coastal walks, with Rock, Daymer Bay and Padstow just around the corner.

- Southwest facing ground floor apartment with sensational 180° sea views and direct access onto the Southwest Coast Path.
- Private sun terrace perfect for al fresco dining.
- Atlantic Bar & Kitchen on the ground floor.
- Serviced apartment with hotel reception and keycard access. Surf Shack board storage and shower facilities.
- This turnkey apartment is offered with all contents included (minus personal effects).
- In all approximately 95.2 sq.m (1024 sq. ft.)
- Holiday residence restricted. EPC Band D.
- Rated for business rates and currently a holiday let with Lat50.

Polzeath Beach – 100m, Rock 3 miles, Port Isaac 5 miles, Wadebridge 7 miles, Bodmin (train station) 15 miles, Newquay Airport 20 miles. All distances approximate.

Viewings by appointment

Guide Price £795,000

LEASEHOLD – 999y from June 2018





THE PROPERTY

Set in one of Polzeath's most sought-after beachfront locations, Polzeath Beach House enjoys an elevated position on Atlantic Terrace, capturing sweeping views across the beach, rolling surf, and spectacular sunsets. Penhale stands apart as the only ground-floor two-bedroom apartment, combining generous proportions with a fresh, coastal-chic style. The outlook is truly special, spanning across the bay towards Stepper Point and Pentire Head. Whether hosting friends or enjoying quiet escapes, the property is perfectly equipped—with hotel rooms on-site for additional guests and a welcoming bar and restaurant just downstairs for effortless dining and socialising.

ACCOMMODATION

Entrance hall with large storage cupboard | Open plan kitchen, dining and sitting room with fully fitted kitchen and bi-fold doors to the outside terrace | Double bedroom with en-suite shower room and built in wardrobe | Principal bedroom with sea views, en-suite shower room, built in wardrobe and bi-fold doors onto the terrace.

OUTSIDE

A generous private, L-shaped terrace is accessed from the principal bedroom and the sitting room. From here you are treated to panoramic views of the coastline from Stepper Point on the Camel Estuary right around to Pentire Head. The Atlantic Bar & Kitchen is very well regarded with families flocking to the outdoor terraces in good weather. The Hotel also has 12 serviced rooms, which can be booked by guests. Whilst in residence, apartment owners have use of the Surf Shack (at the rear of the hotel), to store surfboards, a drying area for wet suits and shower facilities. Access to the Apartments is via the rear entrance located in Atlantic Mews.

SERVICES

Mains electric, water, and drainage. Radiator heating - heat usage is measured via individual heat exchange units and recharged to owners. Immersion heater for hot water. Broadband WiFi. Penhale is a holiday let with Latitude 50. Service Charges apply. There is free public parking on Atlantic Terrace, otherwise there is a public car park to the rear of the Polzeath Beach House.

AGENTS NOTE

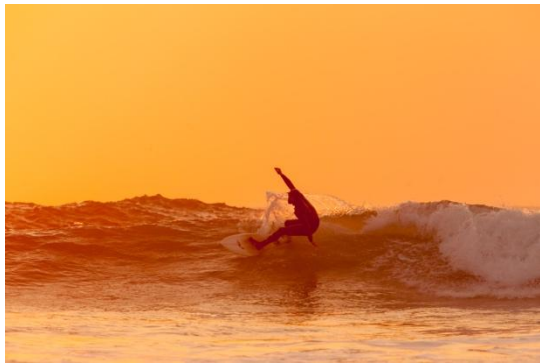
Please note that this apartment carries a holiday use restriction and cannot be used as a primary residence.



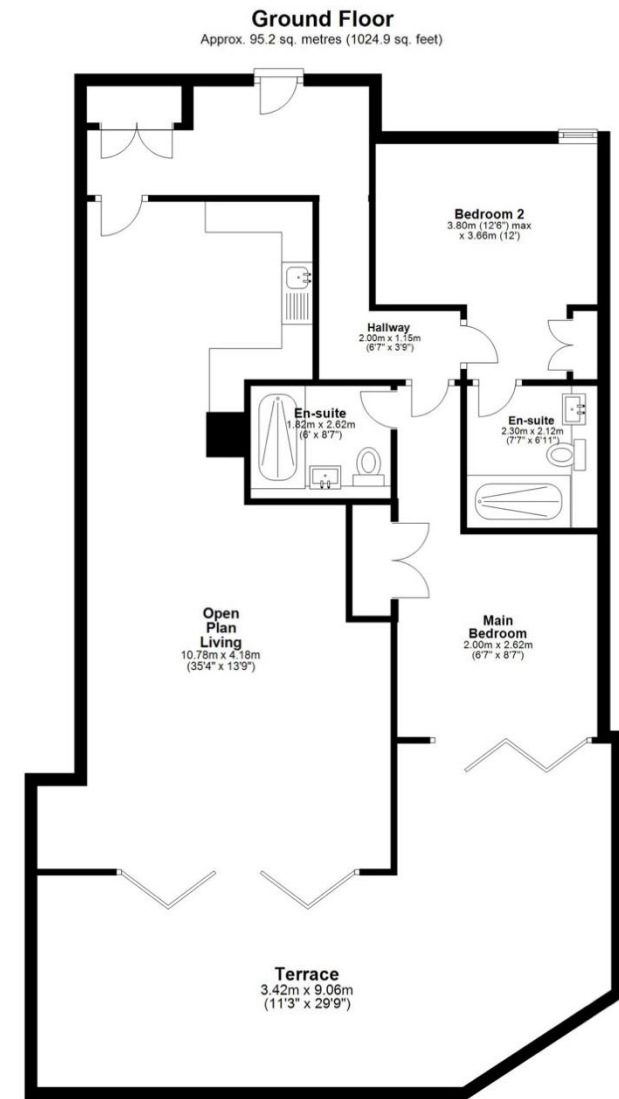


LOCATION

Polzeath is a popular beach holiday destination on the North Cornwall coast. Penhale sits in an elevated position just above the huge expanse of golden sandy beach with safe, sheltered swimming, rock-pooling, stand-up paddleboarding (SUP) and kayaking. As one of the premier surf spots in the UK, Polzeath is popular with beginners and experienced surfers alike. You can hire wetsuits, boards and book surf lessons by the hour and Polzeath's Blue Flag beach has RNLI Lifeguards from Easter to October. Enjoy scenic coastal walks along the Southwest Coast Path right from your door, while nearby, in Rock and Daymer Bay, conditions are ideal for sailing, water-skiing, and windsurfing, with championship golf available at St Enodoc Golf Club and The Point at Polzeath. At Baby Bay you can book a Sauna by the Sea, while across the beach, the Coronation Gardens offer a bounce zone, crazy golf and a wellness area with saunas and cold plunge. With the Atlantic Bar & Kitchen in the adjacent hotel, there are lots of good restaurants all within walking distance in the village of Polzeath, including Surfside on the beach, The Waterfront, TJs, The Oyster Catcher, and the Cracking Crab. Slightly further afield, The Mariners Pub and St Enodoc Hotel in Rock, two of Nathan Outlaw's restaurants in Port Isaac, No. 6 under Paul Ainsworth and Rick Stein's Seafood Restaurant both in Padstow are very well regarded. Most everyday shopping can be met in Polzeath and nearby Rock but the larger market town of Wadebridge, with an inspiring collection of independent shops, is 7 miles away.



The Atlantic Bar & Kitchen, run by Harbour Brewing is located on the ground floor of Polzeath Beach House, with indoor dining and sunny terraces to enjoy the coastal views and sensational sunsets. Book a Sauna by the Sea at Baby Bay and enjoy their wellbeing facilities at Coronation Gardens. The surrounding coastline offers excellent scenic walking across Nation Trust land.



Total area: approx. 95.2 sq. metres (1024.9 sq. feet)

Measurements are approximate. Not to scale. For illustrative purposes only.

Gross Internal Area excludes outside terraces.

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