# POINT BREAK

## POLZEATH



JB ESTATES

EST. 1971

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## Dunder Park, Polzeath, PL27 6SX

**A striking contemporary 5-bedroom house, designed with reverse living accommodation to maximise the views of Pentire Point and the Atlantic Ocean. Point Break is set in an elevated position within short walking distance of the village amenities and Polzeath's golden sandy beach. The house offers open-plan living, a separate sitting room, two generous balconies, a lawned garden and private parking for multiple vehicles and/or a boat.**
**EPC Band C.**

- Impressive open-plan living spaces with log burners and full-height glazing to open the whole space up.
- Far-reaching sea views from the main terrace, living area and principal bedroom.
- 5 double bedrooms with 4 bathrooms (2 en suite).
- Separate Sitting room / TV Snug on the ground floor.
- Front and rear ground floor terraces, outside shower.
- Large sea facing balcony to the front for outside dining, with another sheltered south-facing balcony off the kitchen/dining room with views of the countryside.
- Large level lawned garden.
- Private driveway parking for cars/boats.
- Currently a successful holiday let with John Bray Cornish Holidays.
- Approx. total floor area: 2,653 sq ft (246 sq m)

Polzeath Beach 5-minute walk, 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

Viewings by appointment
**GUIDE PRICE: £2,000,000**
FREEHOLD





**THE PROPERTY**
Point Break is a substantial, contemporary property occupying an elevated position in Polzeath with wonderful sea and beach views. Constructed in 2018 with great attention to detail, the reverse living layout is designed to take advantage of the excellent coastal views and provides a generous open-plan living/kitchen/dining space, flooded with natural light with bi-fold doors opening out onto two separate balconies; perfect for enjoying the morning sunshine and the evening sunsets. The ground floor provides a separate sitting /TV room, utility room and 4 double bedrooms with the principal suite located on the first floor. The balance of style and open plan layout lends itself to being a comfortable family or holiday home.

**THE ACCOMMODATION**
**Ground floor:** Covered Entrance | Entrance Hall | Sitting room | Utility room | Plant room | Shower room | Double bedroom with en-suite | 3 further double bedrooms | Family bathroom

**First floor:** Generous open-plan living/kitchen/dining room | Principal bedroom with sea views and en-suite.

**OUTSIDE**
Driveway parking for four cars, with a good sized, level lawned garden to the front of the property. Access down one side of the house to external showers and a rear patio courtyard at ground floor level. On the first floor, the property boasts two generous terraces, one facing the sea and the other looking towards countryside, both presenting the perfect spot for al-fresco dining and enjoying Polzeath's famous sunsets.

**SERVICES**
Mains water, drainage and electricity. Ground source heating with underfloor heating throughout.

**CONTENTS**
Contents are available to purchase via separate negotiation. Excluding personal effects and artwork.



















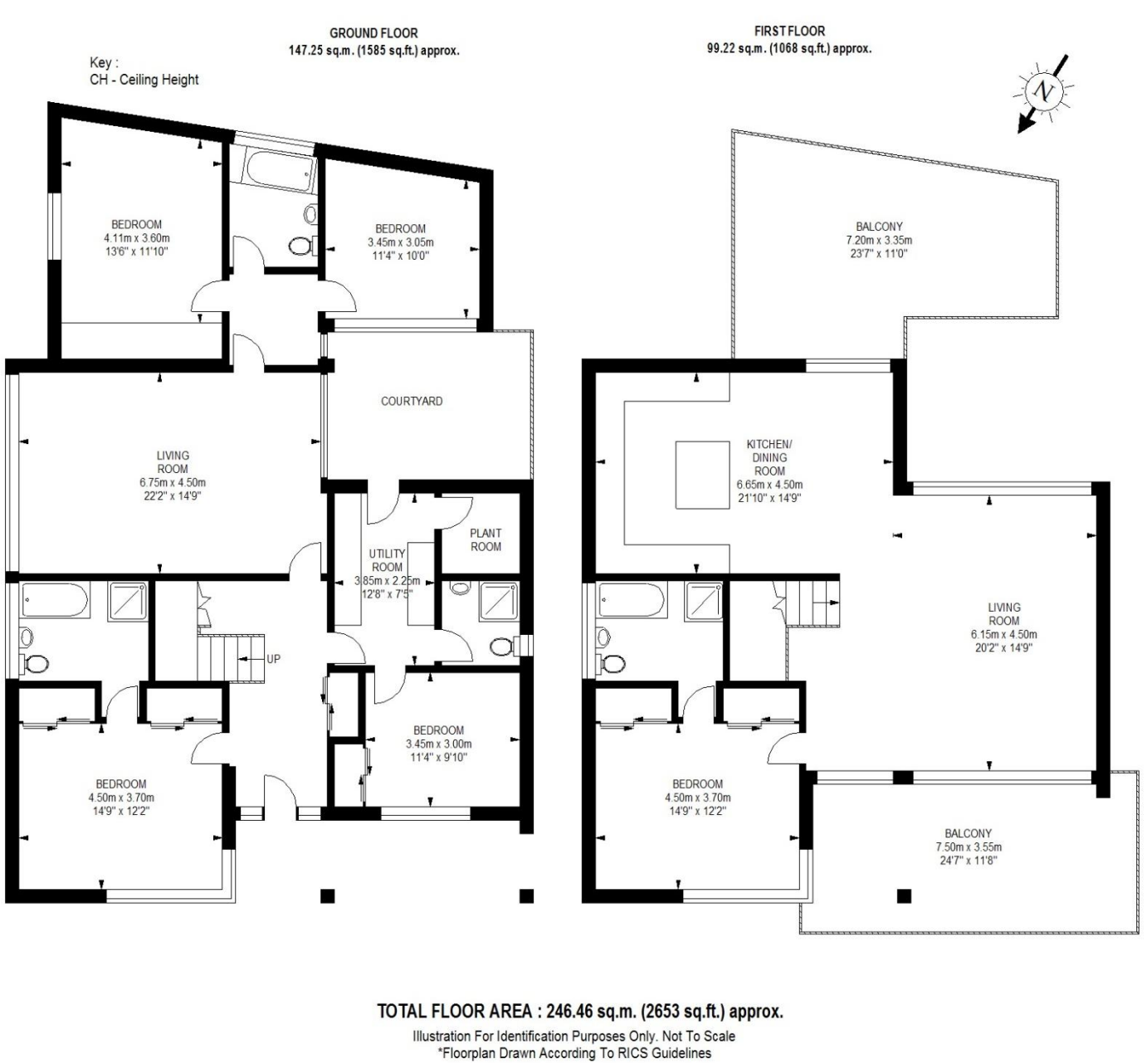






**LOCATION**

Polzeath is a popular holiday destination and residential village in North Cornwall, with a vast expanse of sand, excellent surfing, 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 has a number of good places to eat and drink, all within walking distance, including The Point Golf and Leisure Club which is a short walk inland. Locally there are also a wealth of excellent restaurants and pubs including The Mariners Pub in Rock, Restaurant Nathan Outlaw in Port Isaac, Rick Stein's Seafood Restaurant and Paul Ainsworth's No. 6 in Padstow. The ferry and water taxi in Rock make travelling to Padstow both enjoyable and easy. Most everyday shopping requirements can be met in Polzeath and Rock but the market town of Wadebridge, with an inspiring collection of independent shops, is only about seven miles distant. The main line railway station is at Bodmin Parkway, approximately 15 miles and Newquay airport approximately 20 miles.




**TOTAL FLOOR AREA : 246.46 sq.m. (2653 sq.ft.) approx.**

Illustration For Identification Purposes Only. Not To Scale
*Floorplan Drawn According To RICS Guidelines







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