

TRELORNA
POLZEATH



JB ESTATES
EST. 1971

Trelorna

6 Higher Tristram, Polzeath, PL27 6TF

Constructed in 2022 by Doyle & Whitley, this thoughtful and contemporary 5-bedroom detached house enjoys a fully glazed rear aspect to perfectly frame the magnificent sea and coastal views. Designed by award winning Michael Tarring Architects, this sustainable and highly insulated home is arranged over three floors enjoying an elevated clifftop position at the top of Higher Tristram overlooking the sea, Polzeath beach and Pentire Point.

- 5 bedrooms, 6 bathrooms (3 en-suite), separate W/C.
- Reverse living layout with a large open plan kitchen, dining and sitting room on the first floor and a second sitting/games room and bar on the lower ground floor.
- Two full width sea facing terraces make the most of exceptional views.
- Professional Consultants Certificate
- Landscaped rear garden with a fire pit, patio terrace and sunken hot tub.
- Private driveway parking for 4 vehicles.
- Easy walking distance to the Southwest Coast Path, Polzeath and Daymer Bay.
- Contents are available via separate negotiation.
- In all approximately 3,153 sq. ft (292.9 sq. m). EPC Band B.

Polzeath Beach 250 yards, Daymer Beach 0.9 miles, Rock 2 miles, Port Isaac 7 miles, Wadebridge 7 miles, Bodmin Parkway Train Station 17 miles, Newquay Airport 19 miles - all distances approximate.

Viewings strictly by appointment

Guide Price: £3,750,000

FREEHOLD





THE PROPERTY

With high ceilings, modern roof lights and a vast expanse of bi-fold doors across its north side, Trelorna possesses an incomparable quality of natural light. Finished to a very high specification with exceptional attention to detail throughout, this spacious property has clearly been designed with coastal living in mind; lashings of hot water after days spent surfing, huge terraces with sea views to soothe the soul, outdoor dining and relaxation in the fresh Cornish sea air. Currently a luxury holiday home and let, it boasts front row seats to Polzeath's incredible sunsets from its elevated outlook. From the open plan kitchen/dining and sitting room at the top of the house, you are magnetically drawn to the sweeping sea views. A separate living space on the lower ground floor provides a comfortable room for entertaining with a bar and games room that flows out to a garden oasis. Relax in the sunken cedar clad hot tub post surf, enjoy the sunshine on the sunny deck, or reminisce about the day around the crackling fire pit as the nights draw in. With a spacious master suite and study on the top level and four additional double bedrooms (2 en suite) plus a family bathroom spread across the ground floor, there's plenty of room for family and friends.

THE ACCOMMODATION

GROUND FLOOR: Entrance hallway | Utility room with an external door and shower | Four double bedrooms (two en suites) | Family bathroom | Large terrace with steps to garden
FIRST FLOOR: Open plan sitting & dining room with an inset wood burner and stunning views across Polzeath, glazed doors to the balcony with a spiral staircase down to the terrace below | Fully equipped kitchen | Principal suite | Study | W.C.
LOWER GROUND FLOOR: Open plan TV, Bar and Games Room, with doors to the patio & garden | Shower room | Plant room

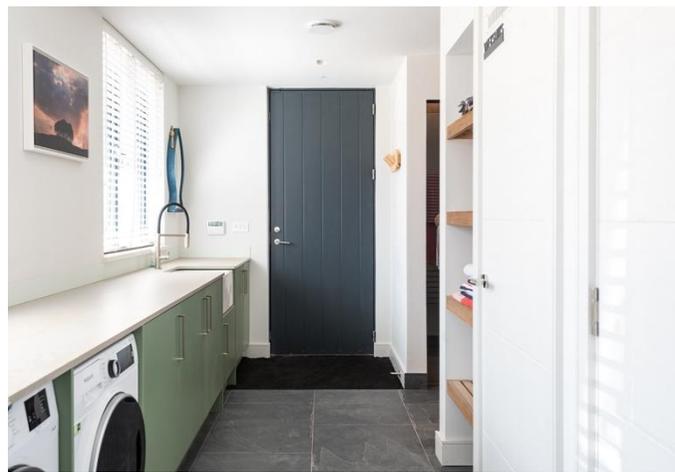
OUTSIDE

To the front, a private resin driveway with an EV charger has parking for four cars, alongside bin storage. Tucked under the parking is a handy store for surfboards, bikes and beach gear. An outside shower at the side leads to the enclosed rear garden that has been beautifully landscaped and zoned with a sunny deck incorporating the sunken hot tub and a storage shed. The lawn gives way to a gravel area planted with coastal grasses and a large circular fire pit.

SERVICES

Mains water, electricity & drainage. Air source heat pump and MHVR system. FFTP. Sonos sound system.







An aerial photograph of the Polzeath coastline in Cornwall, UK. The image shows a wide, sandy beach with waves breaking in shades of turquoise and blue. In the background, there are green hills and a prominent cliff. In the foreground, there is a residential area with houses and a large green field with a parking lot. A white location pin with a blue wave icon is placed over the residential area.

LOCATION

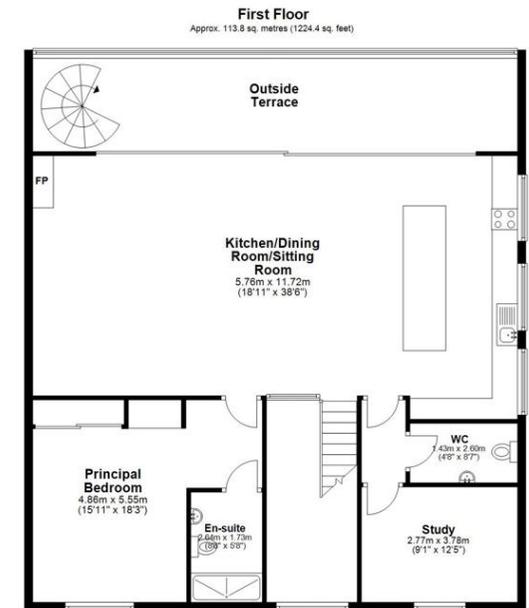
Polzeath is a popular holiday and residential location on the North Cornwall coast, with a vast expanse of golden blue flag beach, safe bathing and excellent surfing with RNLI Lifeguard cover from Easter to October. The immediate area also offers wonderful walking country over National Trust land with superb coastal scenery. Nearby at Rock and Daymer Bay conditions are ideal for water sports such as sailing, water skiing, canoeing, and windsurfing. The renowned St Enodoc Golf Club and The Point at Polzeath offer excellent 18-hole courses. Polzeath itself, has several good places to eat and drink, all within walking distance of Trelorna, including The Waterfront, Surfside, The Oystercatcher, TJ's and the Atlantic Polzeath. The St Moritz Hotel and The Point Golf and Leisure Club are also just a short walk inland offering restaurants, tennis, padel, spa and gym facilities. Locally, there are also many excellent restaurants and pubs, including The Mariners Pub in Rock, Nathan Outlaw in Port Isaac, Rick Stein's Seafood Restaurant and Paul Ainsworth's No. 6 in Padstow.



Polzeath

Rock & The Camel Estuary

Daymer Bay



Total area: approx. 292.9 sq. metres (3153.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of this floorplan, 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.