

# GALENA

Polzeath

JB ESTATES

EST. 1971

## GALENA

### Polzeath, PL27 6SS

A sleek, contemporary semi-detached home ideally positioned just 100 yards from Polzeath Beach and the Southwest Coast Path. Built in 2021, this impressive, 4-bedroom beachside home is beautifully presented with high quality finishes and stylish interiors that creates the perfect coastal retreat in the heart of Polzeath. EPC Band B.

- A turnkey contemporary home with high quality specification throughout, just steps from Polzeath beach and the local amenities.
- Four first floor bedrooms (two en-suites) and a family bathroom.
- Open plan kitchen/sitting/dining room with a breakfast bar and sliding doors to the rear garden.
- Sunny, private sun deck with steps down to a hot tub, an outside shower and storage units.
- Parking for 2 vehicles to the side of the property, in the right-hand bay.
- In all approx. 1,451.4 sq ft (134.8 sq mtrs)

Polzeath beach 50 metres, Rock 2 miles, Port Isaac 7 miles, Wadebridge 7 miles, Bodmin Parkway 17 miles, Newquay Airport 19 miles, Truro 32 miles, Exeter 66 miles.

**Guide Price £1,250,000**

Viewings by appointment  
FREEHOLD



## THE PROPERTY

Set just moments from the golden sands of Polzeath Beach, Galena is a striking light-filled home offering practical yet luxurious living. This contemporary property was built to a very high standard throughout and clad with a mixture of wood, stone, and render. Currently a successful holiday let with Latitude50, the property offers four well-proportioned bedrooms (two en-suite) and a further family bathroom. Galena has a spacious open plan kitchen/sitting/dining room with sliding doors to the private garden and hot tub. The property is well positioned to enjoy all that Polzeath has to offer, and just a short walk to the beach.

## THE ACCOMMODATION

**GROUND FLOOR:** Entrance hall | Open plan kitchen/dining/sitting room with sliding doors to the enclosed garden | Utility room | W/C

**FIRST FLOOR:** Spacious landing leading to: Principal bedroom with en-suite | Three further double bedrooms (one with an en-suite) | Separate family bathroom | Store cupboard & plant room.

## OUTSIDE

Allocated parking for two vehicles to the front | Private sheltered decking area with hot tub | Outside shower and surf store

## SERVICES

Main's water and electricity. Private drainage/treatment plant. Underfloor heating via Air Source Heat Pump.

## CONTENTS

Available via separate negotiation, minus personal effects.





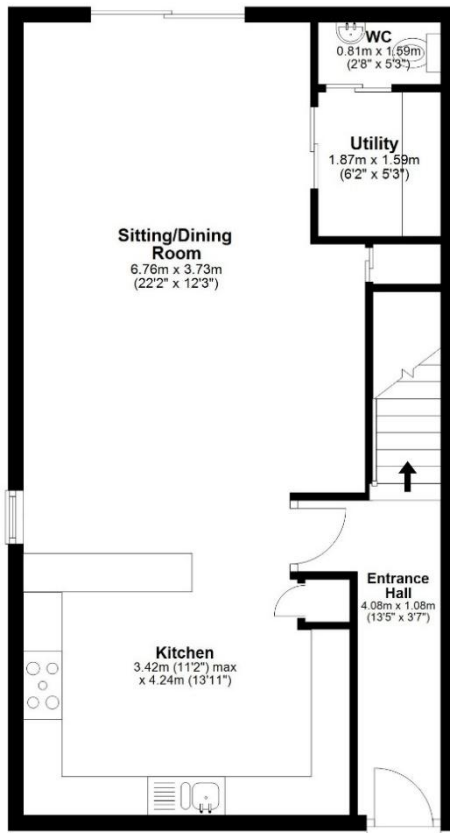
## THE LOCATION

Polzeath is a highly desirable holiday and coastal village, with a vast expanse of sand, excellent surf, and scenic coastal walks. From Galena, you can access the Southwest Coast Path and head out towards New Polzeath, Baby Bay and the National Trust's Pentire Point beyond. 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 is fortunate to have a range of good places to eat and drink including The Waterfront, The Atlantic Polzeath, TJ's and Surf Side, but there are also a wealth of excellent restaurants and pubs in the surrounding area, 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 make travelling to Padstow both enjoyable and easy. Most everyday shopping requirements can be met locally at the Spar or Flo's Café & Deli, but the market town of Wadebridge, with an inspiring collection of independent shops, is only seven miles distant.



## Ground Floor

Approx. 55.2 sq. metres (593.8 sq. feet)



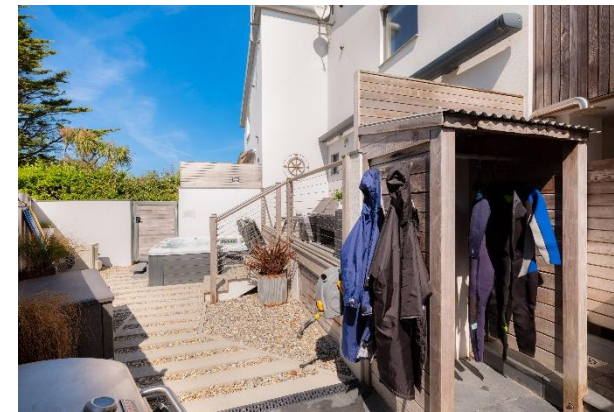
## First Floor

Approx. 79.7 sq. metres (857.6 sq. feet)



Total area: approx. 134.8 sq. metres (1451.4 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.



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