

KAI TAK

POLZEATH

JB ESTATES

EST. 1971



KAI TAK

Dunders Hill, Polzeath, PL27 6SU

An exceptional and striking 5-bedroom contemporary house, designed with immense flair and panache by Michael Tarring Architects. Located in the heart of this renowned surfing destination, Kai Tak is set in an elevated position on Dunders Hill with stunning sea and coastal views across Polzeath beach.

- Impressive open-plan living spaces with log burners and full-height glazing.
- Far-reaching sea views from all of the principal rooms.
- 5 double bedrooms with 4 bathrooms (3 en suite).
- Gym, TV snug, Spa suite with jacuzzi, and sauna.
- Surf changing area with twin outside showers.
- Large terraces to the front and rear for outside dining, with a sheltered south facing balcony off the kitchen/dining room with steps down to the garden.
- Car port with off road parking for 3 vehicles and electric car charging point.
- Approved planning permission for a one-bedroom annexe.
- Approx. total floor area: 4,036 sq ft (375 sq m) EPC Band C.

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: £2,250,000

FREEHOLD



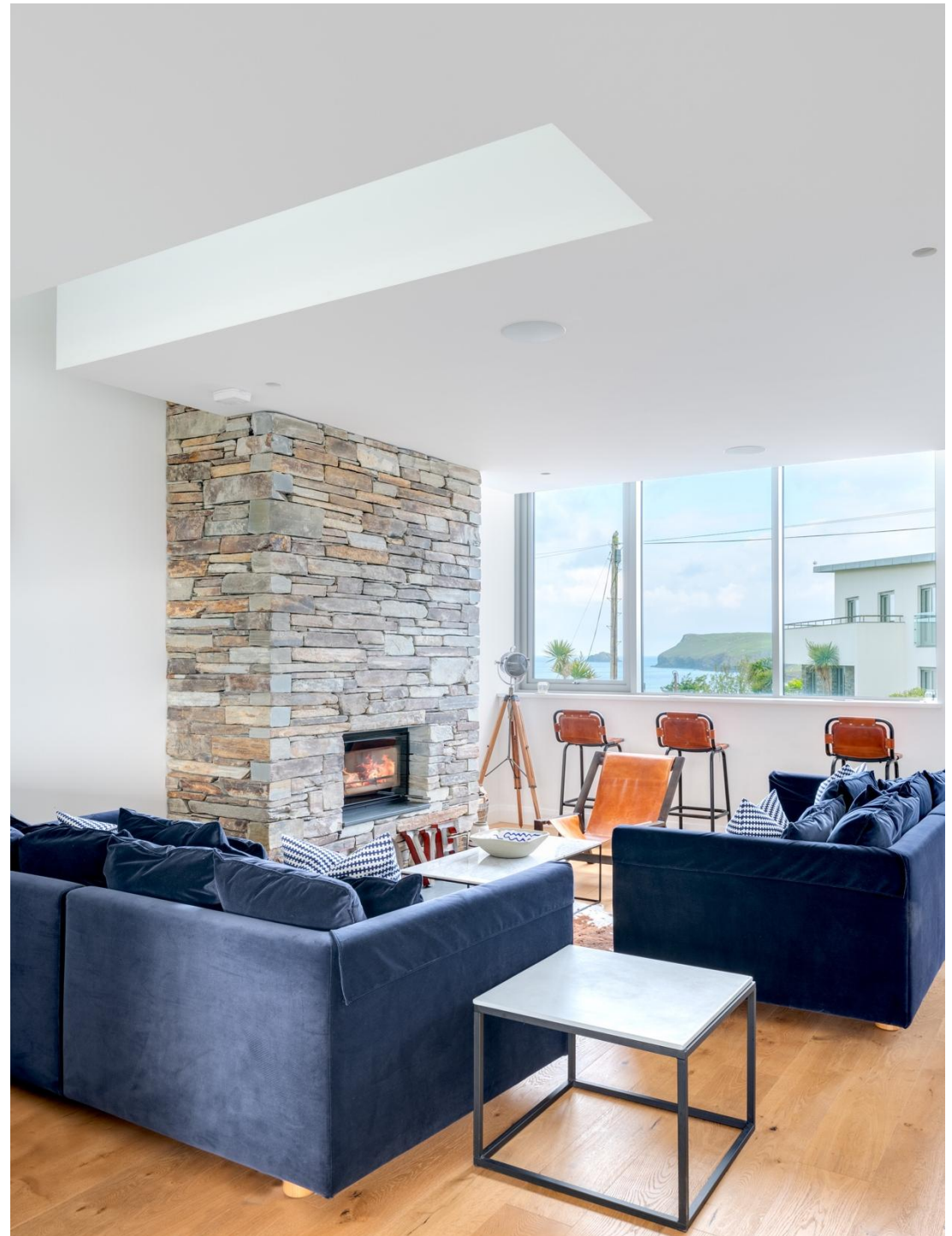


The house has been meticulously designed by Michael Tarring Architects to take advantage of the magnificent views over Polzeath Beach and the Atlantic Ocean towards Pentire Head and the rolling countryside to the rear. The house is elevated above the centre of Polzeath facing Northwest with views across the popular sandy beach while the south facing side of the house looks out over beautiful rolling Cornish countryside. The plans include clever use of glass which bathes the property in natural light and the open plan nature of the layout in the living areas of the house make it a superb property for family living and entertaining. The project was awarded the 'Best Architecture Single Residence Southwest' and 'Best Architecture Single Residence United Kingdom' in the UK Property Awards 2020-2021.

Kai Tak lends itself perfectly to luxury beachside living, with a surf store, spa area, gym and TV room on the lower ground floor, all of which can be accessed from the discreet two-vehicle carport. The ground floor level contains one ensuite bedroom along with the principal reception rooms and entertaining areas including a generous open plan kitchen/dining/family room giving access onto a large south facing terrace with stunning views over the garden and surrounding countryside. The living room features a vast apex window which runs the full height of the house, providing superb views over the front patio/barbeque terrace and out to sea.

A particular feature of the house is the dramatic 'floating' mezzanine level snug which appears suspended over the living room below and features a fireplace with an attractive stone chimney breast and 3 skylights. The full-length picture window faces due Northwest, and it is from this room that the best beach and sea views can be enjoyed, with Polzeath's magical sunsets dipping below the horizon. The principal bedroom also faces the beach and has its own terrace, as well as an en suite bathroom and dressing area. The 2 bedrooms to the rear of the house share the family bathroom and have access to a south facing terrace, to take advantage of the far-reaching countryside views. There is a further guest bedroom with en-suite shower room.

The south facing rear gardens are fully enclosed with low maintenance planting. The landscaped terraces include a built-in pizza oven and a large storage shed. There is also raised patio / barbeque terrace at the front of the house bordered by Cornish stone walling, which is perfect for watching the sunset. The property benefits from detailed planning secured in perpetuity for a two storey, 1-bedroom annexe with countryside views.





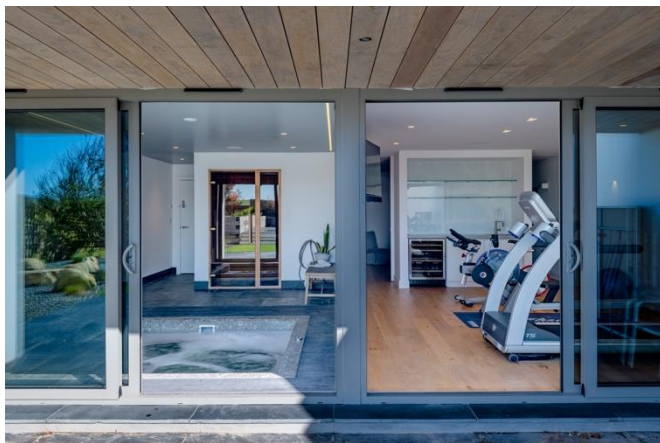
THE PROPERTY

Kai Tak is a spectacular three storey property designed to maximise the striking coastal views. With incredible attention to detail, Kai Tak combines a high level of specification, creating an extremely luxurious yet comfortable house that this prime position deserves. Considered coastal lifestyle details, exceptional finishes and well-appointed leisure facilities ensure it is the ultimate high-end beach home. The property also comes with approved planning for a one-bedroom self-contained annexe and terrace with countryside views – **PA16/03948**.

Lower ground floor: Entrance Hall • TV Snug with pocket doors to Gym and patio doors to garden • Spa suite with Jacuzzi and Sauna • Laundry • Plant room • WC • Surf store with external access, perfect for surfboard and bike storage.

Ground floor: Open plan kitchen/dining/family room with access to a large south-facing terrace with countryside views and steps down to the garden • Sitting room with stone fireplace • Bedroom with patio door and ensuite shower room • WC • Storage cupboard.

First floor: Floating mezzanine level snug with stone fireplace and sea views • Principal bedroom with sea-facing terrace and en-suite bathroom • Guest bedroom with en-suite shower room • 2 further bunk bedrooms both with access to a south facing terrace • Family bathroom.



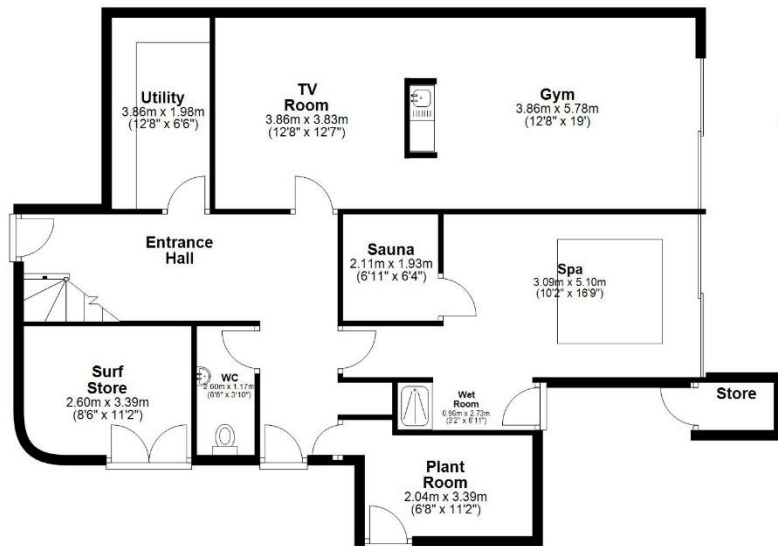


LOCATION: Polzeath is a popular holiday destination and residential village in North Cornwall, with a vast expanse of sand, excellent surfing, and scenic coastal walks. Nearby, in Rock and Daymer Bay, conditions are ideal for sailing, water-skiing, and windsurfing, as well as the renowned St Enodoc Golf 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.

SERVICES: Mains electricity, water and drainage. Air Source Heat Pump. Underfloor Heating. Solar PV panels. Broadband. Intruder alarm. CCTV.

Lower Ground Floor

Approx. 114.5 sq. metres (1232.1 sq. feet)

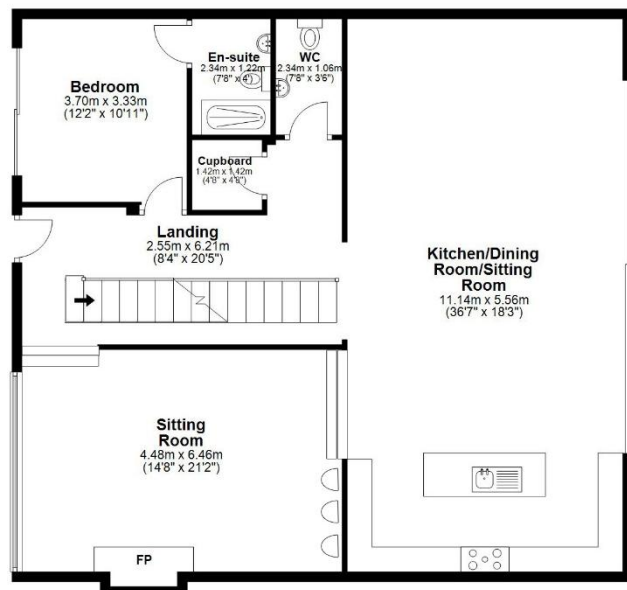


KAI TAK

Total area: approx. 375.0 sq. metres (4036.5 sq. feet)
Measurements are approximate. Not to scale - for illustrative purposes only.

Ground Floor

Approx. 135.1 sq. metres (1454.6 sq. feet)



First Floor

Approx. 125.4 sq. metres (1349.8 sq. feet)



JB ESTATES

EST. 1971

Pavilion Building, Rock, Cornwall PL27 6JU
01208 862601
sales@johnbrayestates.co.uk

www.johnbrayestates.co.uk

IMPORTANT NOTICE John Bray & Partners LLP have prepared these details as a brief description of the property as they know it. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It cannot be assumed that the property has all necessary planning, building regulation, other consents or clear title and John Bray & Partners LLP will not have tested any services, equipment, or facilities. No responsibility is taken for any travelling expenses incurred should the property prove to be inaccurately described or withdrawn. A buyer is advised to obtain verification on all matters from their solicitor.