CROFT ELMS

TREBETHERICK



JB ESTATES

EST. 1971

CROFT ELMS

TREBETHERICK, PL27 6SG

Occupying an elevated position in the sought-after village of Trebetherick, this detached three-bedroom bungalow enjoys a sunny aspect with far-reaching views of Brea Hill and the Camel Estuary. Set within a good-sized plot, Croft Elms is currently a successful holiday let but also presents exciting potential for remodelling or redevelopment, subject to the necessary consents. A rare opportunity to create a bespoke coastal home in one of North Cornwall's most desirable locations.

- Bungalow with 3 bedrooms, 2 bathrooms
- Deceptively spacious accommodation including a sunroom and open plan sitting room alongside a kitchen/dining room and separate utility room
- Far-reaching views toward the Padstow, The Camel Estuary & Brea Hill
- Conveniently located within walking distance to Daymer Bay beach via nearby footpath and just a short drive to Rock and Polzeath beaches
- Large south-west facing garden at the front including a raised deck and patio terraces to the front and rear
- Driveway parking for multiple vehicles
- An exciting opportunity for a new owner to enhance or develop the property
- In all, approximately 1,160 sq. ft (107.8 sq. m). EPC Band E.

Daymer Bay beach 700 yards, Rock 1 mile, Polzeath 1.1 miles, Port Isaac 8. miles, Wadebridge 6 miles, Bodmin Parkway 15 miles, Newquay Airport 17 miles, Exeter (M5) 70 miles.

Viewings by appointment

Guide Price: £895,000

FREEHOLD















THE PROPERTY

Set on a sizeable plot in one of North Cornwall's most desirable coastal areas, Croft Elms is located in Trebetherick, less than a ten-minute walk from Daymer Bay itself. Set in an elevated position and surrounded by a lawned garden, the property enjoys far reaching views across the Camel Estuary, Brea Hill and St Enodoc Golf Course.

The light-filled sitting room and sunroom both have estuary views and flow into the open-plan kitchen and dining room. Light and airy throughout, the accommodation also includes a utility room with garden access, three double bedrooms, a shower room and a separate family bathroom. The principal bedroom has French doors leading out to a private, sunny patio. Croft Elms is currently a popular holiday let with John Bray Cornish holidays but offers exciting scope for renovation or redevelopment, subject to planning, to create a wonderful coastal residence.

ACCOMMODATION

Entry into Sunroom | Sitting room with wood burner | Kitchen/dining room | Utility room with side access | Principal bedroom with patio doors | 2 Further double bedrooms | Shower room | Family bathroom

OUTSIDE

Accessed via a gated private driveway with parking for multiple vehicles, and ample space for boat storage. A large, gently sloping lawned garden, bordered by established hedging, wraps around the side of the house with a useful garden shed. There is a patio terrace at the front with steps leading up to an elevated deck providing space for outdoor dining with a view. To the rear, another enclosed patio terrace provides a sheltered spot to soak up the sunshine and fresh sea air, with direct access into the principal bedroom.

SERVICES

Main's water and electricity. Electric storage heaters. Private drainage. Solar PV with an 11.5kW battery.











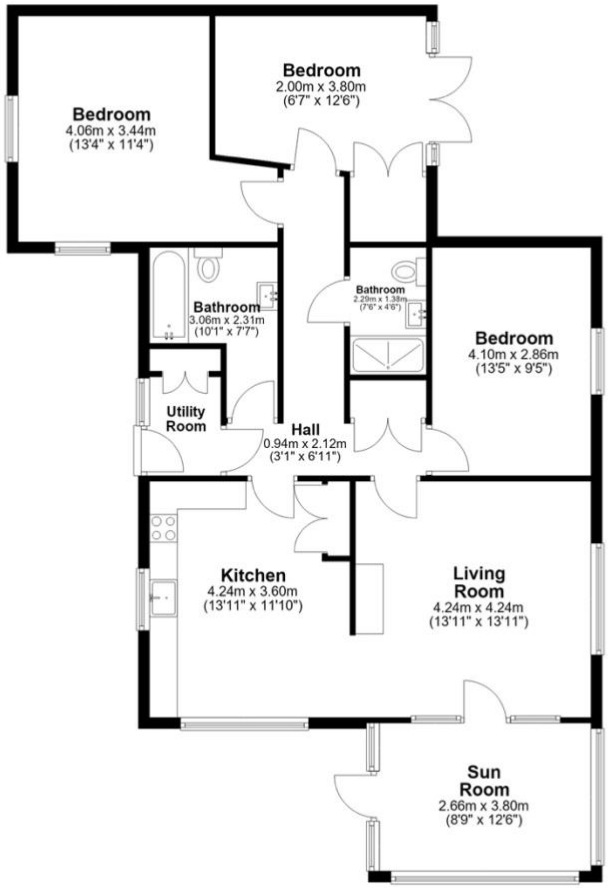




LOCATION Croft Elms offers an ideal location to explore everything that North Cornwall has to offer – a magnificent and rugged stretch of the north Cornish coastline incorporating the Camel Estuary and offering easy access across to Padstow via the foot ferry. Understandably, the area is very popular with families, water sports enthusiasts, golfers, and walkers alike. With the world-class St Enodoc links golf course and the Point at Polzeath on your doorstep, you will be spoilt for golfing choice. From Croft Elms you can take the footpath opposite and stroll down to the dog-friendly, calm, clear waters of Daymer Bay with its golden sandy beaches perfect for young children. Follow the South West Coast Path around to Polzeath for more exhilarating waves for surfing, kayaking or bodyboarding. The beaches at Daymer Bay and nearby Polzeath both enjoy golden soft sand, rock pools. Spectacular cliff-top footpaths are the perfect way to explore this area that was a favourite haunt of Sir John Betjeman. Just a few minutes' drive away lies the water sports hub of Rock, where you can sail, water-ski and paddle board; hire a motorboat, book a fishing or pleasure boat trip, or sign up for dinghy lessons. An excellent range of restaurants are within easy reach including Nathan Outlaw's Restaurants in Port Isaac, Paul Ainsworth at No. 6 in Padstow, The Mariners and St Enodoc Hotel in Rock, and Rick Stein's seafood restaurants in Padstow. The Dining Room and Four Boys in Rock and The Atlantic, The Waterfront and TJ's in Polzeath are also highly regarded. Most everyday supplies can be found at Flo's Kitchen & Deli in Trebetherick, or Nursery Stores in Rock, while Wadebridge has an excellent range of supermarkets and independent shops catering for all your shopping needs.

Ground Floor

Approx. 107.8 sq. metres (1160.8 sq. feet)



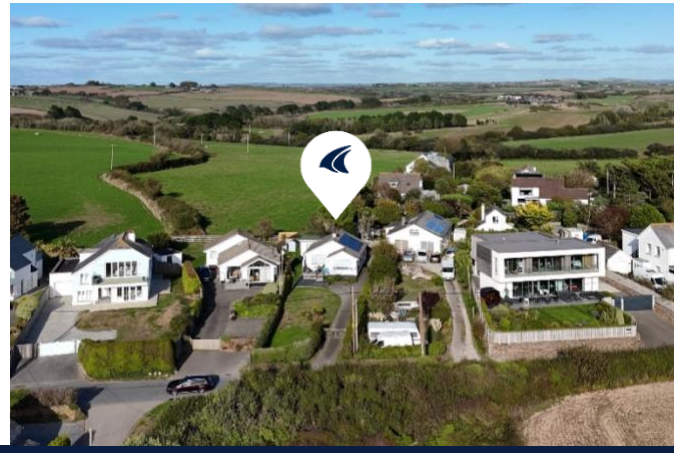
Total area: approx. 107.8 sq. metres (1160.8 sq. feet)

Croft Elms, Trewint Hill, Cornwall

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 effici ency can be given.







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