

PLOVERS

TINNERS DRIVE | NEW POLZEATH

JB ESTATES

EST.  1971

Plovers

Tinners Way, New Polzeath
PL27 6UD

Plovers is a charming detached three-bedroom property in the heart of New Polzeath, just moments from the renowned surfing waters of Polzeath Beach and the sheltered sands of Baby Bay. Offering considerable scope for modernisation or redevelopment, the property sits within a generous plot and benefits from an outdoor heated swimming pool, single garage and captivating sea views. EPC Band E

- 3 bedrooms, 1 en-suite and 1 family bathroom
- Fantastic opportunity to modernise and refurbish or redevelop (subject to the relevant planning permissions).
- Generous South-West facing plot incorporating a large garden and heated swimming pool.
- Nearby footpath provides an easy route down to Polzeath beach, the spectacular coastal paths and Polzeath's amenities.
- Off road parking and integrated single garage.
- In all approximately 1,390 sq. ft (129 sq.mt).

Polzeath Beach 500 yards, Daymer Bay 3 miles, Rock 4.5 miles, Port Isaac 6 miles, Wadebridge 7.5 miles, Bodmin Parkway Station 18 miles, Newquay Airport 20 miles

Viewings by appointment

Guide Price: £1,350,000

FREEHOLD



OVERVIEW

Tucked away in a tranquil and highly sought-after setting, Plovers offers a rare opportunity to acquire a substantial plot in the heart of New Polzeath, perfectly suited to refurbishment or redevelopment (subject to the necessary planning consents). Positioned within the desirable Tinnars Drive, the property is currently arranged as a three-bedroom dormer bungalow, enjoying sea views and exceptional potential. Set within generous, thoughtfully planted gardens, the rear garden features an outdoor swimming pool, pool house, integrated garage and ample off-road parking.

THE ACCOMMODATION

GROUND FLOOR: Porch | Reception room | Family bathroom | Double bedroom | Semi open-plan sitting room/hallway | Open-plan kitchen/dining room

FIRST FLOOR: Double bedroom with en-suite | Single bedroom

OUTSIDE

The property is approached via a private driveway, providing off-road parking alongside a single garage. To the front, a private garden offers gated pedestrian access from Tinnars Drive, creating a welcoming sense of arrival. To the rear, a peaceful, gently sloping garden, thoughtfully landscaped to maximise both privacy and outlook. An elevated patio terrace enjoys views towards the sea, complemented by an outdoor heated swimming pool, pool house, and beautifully arranged raised beds filled with established planting. Mature hedging borders the property, offering both seclusion and shelter from the coastal elements.

SERVICES

Main's water and electricity. Private drainage. Oil fired central heating.

LOCATION

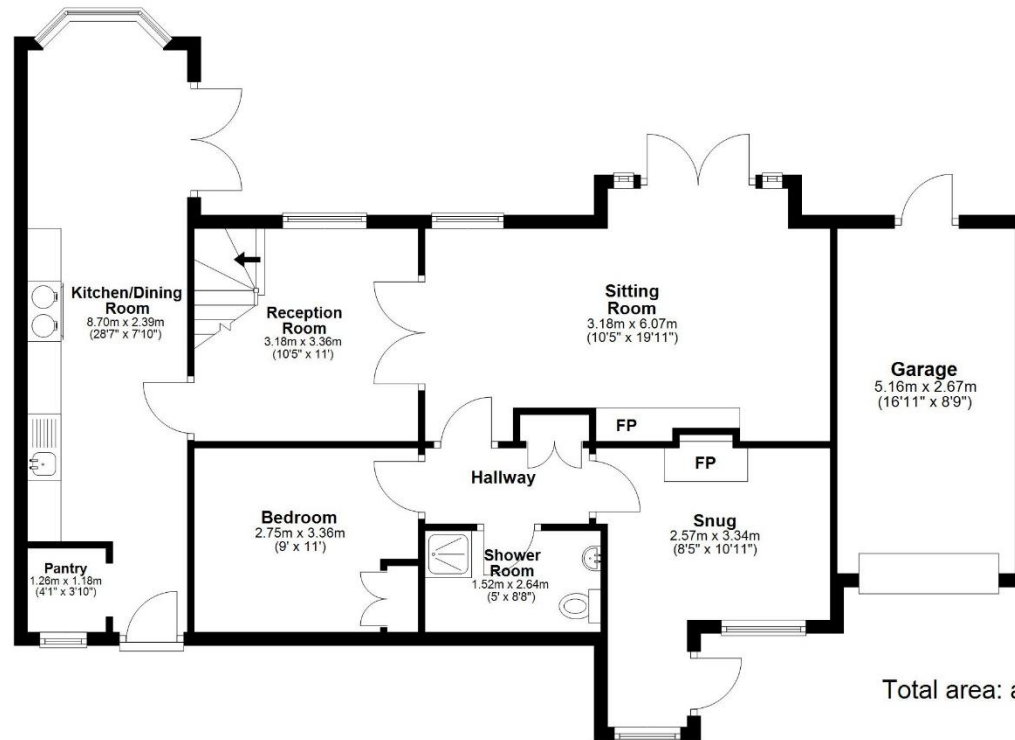
Polzeath is a popular holiday destination and residential village in North Cornwall, with a vast expanse of sand, excellent surfing, scenic coastal walks and The Point Golf Course & Leisure Club. Nearby, in Rock and Daymer Bay, conditions are ideal for swimming, sailing, water-skiing, and windsurfing, as well as the renowned St Enodoc Golf Club offering two excellent 18-hole courses. Polzeath has several good places to eat and drink, all within walking distance, including Atlantic House and The Waterfront. Locally there are also a wealth of excellent restaurants and pubs including; The Mariners Pub in Rock, Nathan Outlaws Fish Kitchen in Port Isaac, Paul Ainsworth No. 6 and Rick Stein's Seafood Restaurant 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 with year-round specialist food shops, 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.





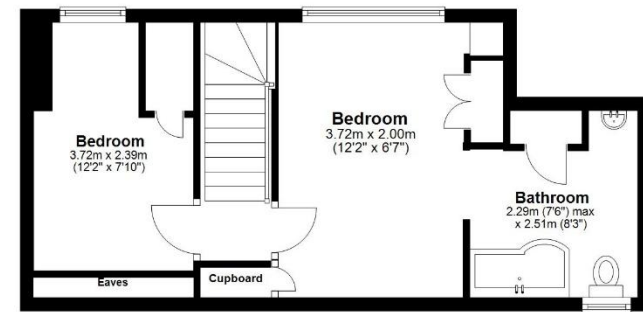
Ground Floor

Approx. 96.2 sq. metres (1035.5 sq. feet)



First Floor

Approx. 33.0 sq. metres (355.4 sq. feet)
(excluding Eaves)



Total area: approx. 129.2 sq. metres (1390.8 sq. feet)

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