WESTAWAY
HIGHCLIFFE

Strictly private & confidential – not for onward circulation



JB ESTATES
EST. 1971

WESTAWAY

Highcliffe, Polzeath, PL27 6TE

Positioned right on the frontline of the North Cornwall coastline, Westaway enjoys breathtaking 180-degree sea views right across the mouth of the Camel Estuary from Stepper Point to Pentire Point. Set on a substantial plot of 0.58-acres in all and positioned between two of the area's most coveted beaches, Polzeath and Daymer Bay, this exceptional property presents a rare opportunity to acquire a large coastal home with an uninterrupted outlook across the Atlantic.

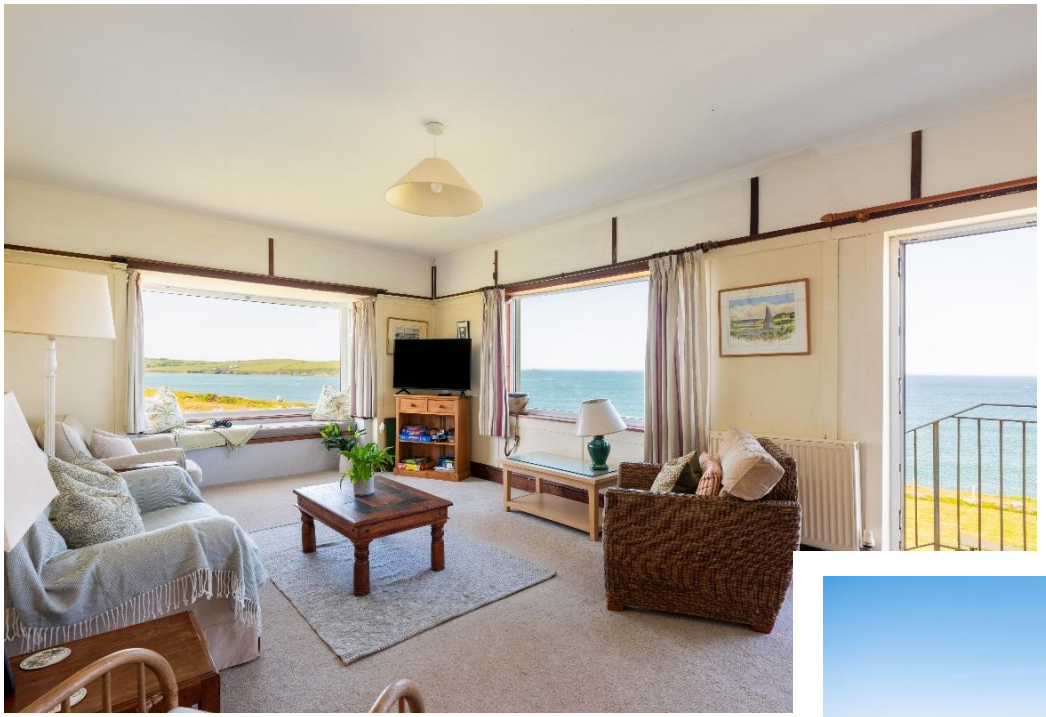
- Panoramic sea views from the house and garden
- Five bedrooms, four bathrooms
- Generous sea-facing garden with pedestrian gate leading directly onto the Southwest Coast Path
- Well-presented interiors with scope for the buyer to add their own stamp
- Useful utility adjacent to the shower room
- Private parking for multiple vehicles with a single detached garage
- Moments from Polzeath beach, water sport activities and local restaurants
- In all approx. 2,087 sq. ft / 194 sq. m. EPC Band E. In all about 0.58-acres.

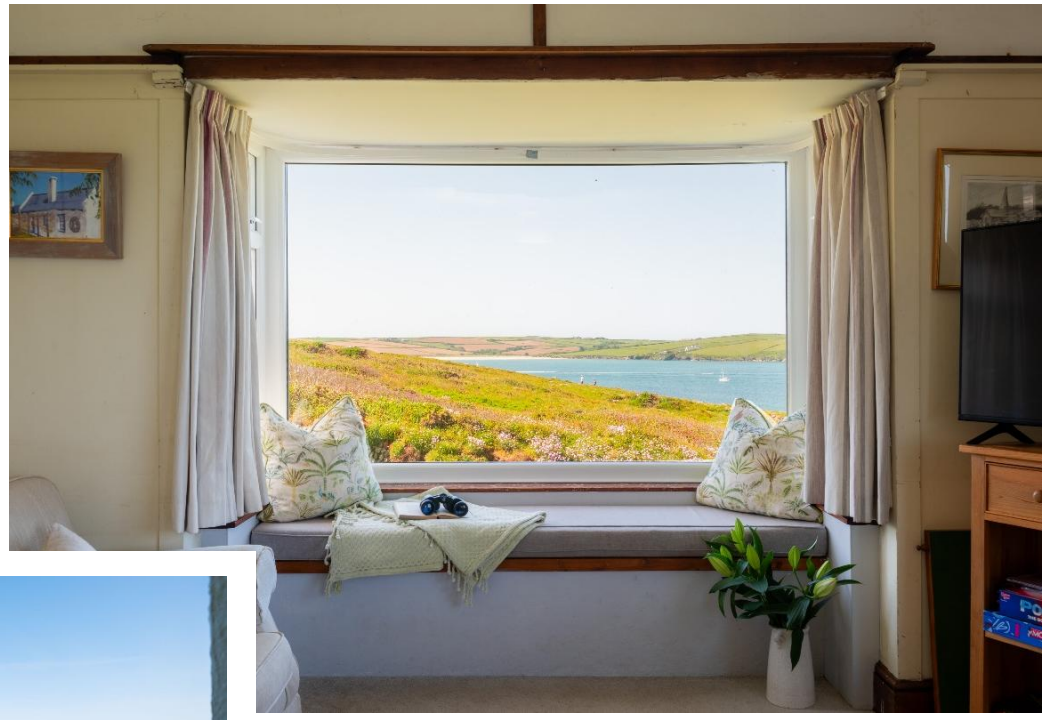
Polzeath beach 0.3 miles | Greenaway & Daymer 0.5 miles | Rock 2.5 miles | Port Isaac 6.5 miles | Wadebridge 7 miles | Bodmin Parkway Train Station 17 miles | Newquay Airport 19 miles | Exeter 70 miles

Viewings strictly by appointment

FREEHOLD













PROPERTY DETAILS

Occupying a commanding position on Highcliffe, Westaway enjoys sea and coastal views on all sides. This substantial detached coastal home offers spacious and light-filled interiors, with the principal living spaces positioned to make the most of the spectacular outlook across the Atlantic and Camel Estuary.

The spacious sitting room has dual aspect picture windows that perfectly frame the views, complemented by a wood burner and garden access via an external staircase. A semi open-plan kitchen and dining room, alongside an airy sunroom that flows out to the sheltered patio, create spaces for entertaining and relaxed coastal living.

The property offers versatile accommodation including five bedrooms, a generous utility space and multiple bathrooms across two floors. Currently enjoyed as a private holiday home, Westaway represents a rare opportunity to acquire a frontline property in one of North Cornwall's most sought-after locations, with exceptional scope to renovate or redevelop, subject to the necessary planning permissions.



ACCOMMODATION

Ground Floor: Entrance porch | Kitchen/Dining room | Sitting room | Sunroom | Three double bedrooms | Single bedroom | Family bathroom | Shower room | Utility room leading into a shower room

First Floor: Principal bedroom | Family bathroom



OUTSIDE

Approached via a gated driveway, Westaway provides private parking for multiple vehicles and boats, in addition to a detached single garage. Set within gently sloping lawned gardens, the property enjoys exceptional and panoramic sea views. A south-west facing terrace provides the perfect setting for outdoor dining where you can soak up the incredible sunsets. At the foot of the garden, a pedestrian gate opens straight onto the Southwest Coast Path, placing the coastline quite literally on your doorstep.

SERVICES

Mains electricity and water. Private drainage. Oil Fired Central Heating.















LOCATION

Highcliffe is a dream location bordered by Daymer Bay, The Camel Estuary and Polzeath beach, all easily accessed on foot from Westaway. This whole area is a favoured holiday and residential location on the North Cornwall coast, with a vast expanse of sandy beaches, safe bathing and surfing. The immediate area also offers wonderful walking along the Southwest Coast Path and National Trust land with superb coastal scenery in all directions. Polzeath is a surfing mecca, while nearby at Rock and Daymer Bay conditions are ideal for water sports as diverse as sailing, water skiing, canoeing, and windsurfing. The world class St Enodoc Golf Club and The Point at Polzeath both offer excellent 18-hole courses, with padel and tennis also available. The area has several good places to eat and drink, all within walking distance of Westaway, including The Waterfront, The Oystercatcher, Surfside and TJ's, The St Moritz Hotel and The Point at Polzeath. The Mariners Pub and Fourboys in Rock, Nathan Outlaw's restaurants 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 across the estuary to Padstow both enjoyable and easy. Most everyday shopping requirements can be met within Polzeath village or at nearby Rock, but the market town of Wadebridge is only about seven miles away with a good selection of the main supermarkets and independent shops.


Daymer Bay


Polzeath Beach


Rock



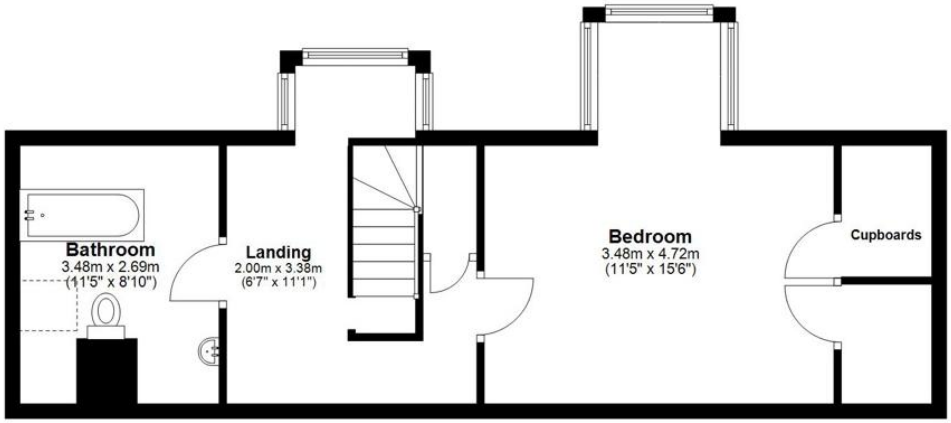
Ground Floor

Approx. 146.6 sq. metres (1577.7 sq. feet)



First Floor

Approx. 47.4 sq. metres (510.0 sq. feet)



Total area: approx. 194.0 sq. metres (2087.7 sq. feet)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID902311)

JB ESTATES
EST. 1971

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

www.johnbrayestates.co.uk

IMPORTANT NOTICE John Bray Estates 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 Estates 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.