

STREATFEILD COTTAGE

HIGHCLIFFE - TREBETHERICK



JB ESTATES

EST. 1971

STREATFEILD COTTAGE

Highcliffe,
Trebetherick, PL27 6TS

Conveniently located between Polzeath and Daymer Bay, Streatfeild Cottage is a charming 4-bedroom end terrace property located at Highcliffe. This stylish lock-up-and-leave holiday home is set in a desirable location with easy access to the local amenities, beaches, and coast path. EPC Band D.

- Three double bedrooms, one single bedroom, a family bathroom, and a shower room.
- Airy open plan living/kitchen/dining room with door to the utility and patio.
- Private and enclosed rear patio garden with access to communal landscaped grounds
- Owners membership is available to use Highcliffe tennis courts, a brand-new gym, and a fitness suite.
- Within walking distance of the Southwest Coast Path, Polzeath and Daymer Bay beaches and the local amenities.
- Currently a holiday home and a successful holiday let.
- Contents included minus personal effects
- Totalling approximately 1,292 sq. ft (120.1 sq. m)

Polzeath Beach 0.6 miles, Rock 2 miles, Port Isaac 7 miles,
Wadebridge 7 miles, Bodmin Parkway Train Station 17 miles,
Newquay Airport 19 miles - all distances approximate

Viewings strictly by appointment

GUIDE PRICE: £725,000

FREEHOLD – Holiday Restricted



THE PROPERTY

This 4-bedroom holiday home is situated in the sought-after location of Highcliffe, in Trebetherick. With light and airy coastal interiors, Streatfeild Cottage provides an open plan living/kitchen/dining room with a useful utility room on the ground floor, along with two bedrooms and a shower room. A generous principal bedroom and a single bedroom are set on the first floor with a family bathroom. This convenient lock-up-and-leave holiday home benefits from a low-maintenance patio garden to the rear and a small patio to the front with outside storage, an outside shower and driveway parking for 2 vehicles.

LOCATION

If you are looking for a quintessential coastal home, then Trebetherick is a magical spot from which to explore everything the North Cornwall Coast has to offer. With the world-class St Enodoc links golf course on your doorstep and the Point at Polzeath nearby, you will be spoilt for golfing choice. From your doorstep, stroll down to the calm, clear waters of Daymer Bay with its golden sandy beaches perfect for young children. Head around to Polzeath for more exhilarating waves and try your hand at surfing, body boarding or stand-up paddle boarding. Just a few minutes' drive away lies 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 variety of restaurants are within easy reach, including the ** Michelin Restaurant Nathan Outlaw in Port Isaac, the * Michelin Restaurant under Paul Ainsworth, No. 6 Padstow, and Rick Stein's seafood restaurant in Padstow. The Dining Room in Rock is also highly regarded.

THE ACCOMMODATION

GROUND FLOOR: Open plan living/kitchen/dining room with jetmaster open wood burning fire | Two twin/double bedrooms | Shower room | Utility room with internal & external access | Understairs storage.

FIRST FLOOR: Large principal bedroom with built-in cupboards and dual aspect windows | Family bathroom | Single bedroom

OUTSIDE

Driveway parking for 2 vehicles directly to the front, leading to a small patio with outside storage and an outside shower. To the rear of the property, Streatfeild Cottage enjoys an enclosed low maintenance patio garden with direct access onto the communal grounds.

SERVICES

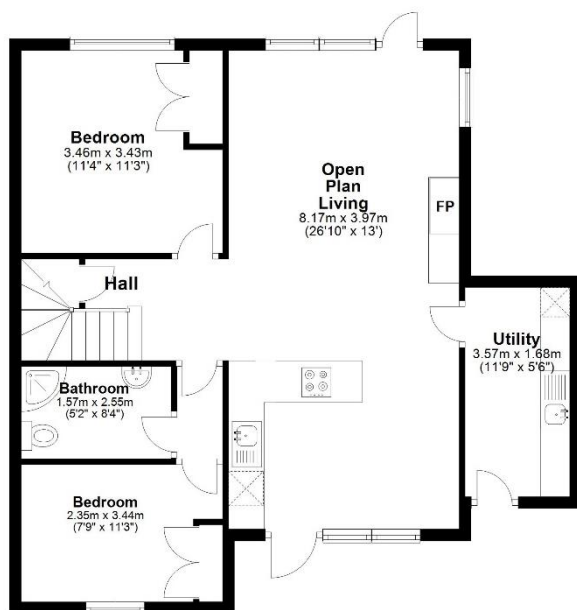
Mains water, drainage, and electricity. Nighttime storage heaters and electric panel heater in the utility room.





Ground Floor

Approx. 72.0 sq. metres (775.5 sq. feet)



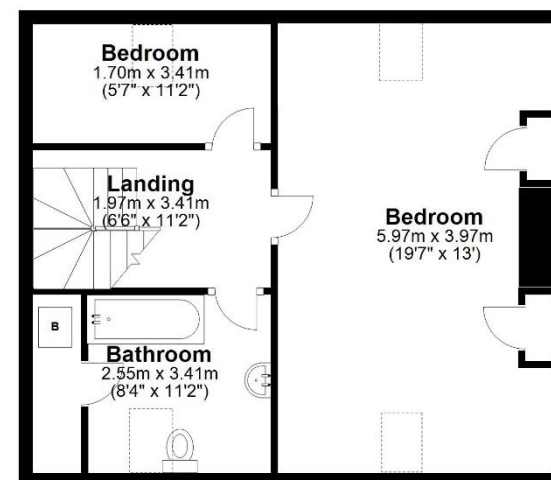
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Total area: approx. 120.1 sq. metres (1292.3 sq. feet)

All measurements are approximate and for display purposes only.

First Floor

Approx. 48.0 sq. metres (516.8 sq. feet)



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