

# CARRUAN FARM

## NR POLZEATH

JB ESTATES

EST.  1971

# Carruan Farm

Nr Polzeath, PL27 6QT

Commanding an elevated position above Polzeath, Carruan Farm is a substantial stone-built farmhouse with an integrated 1-bed annexe, all set in approx. 1.4 acres. Offering far reaching sea views across the Cornish countryside of the Atlantic Ocean and Pentire Point, Carruan Farm is ideally located to enjoy everything the Cornish coast has to offer. EPC Band E.

- 4-bedroom detached farmhouse with an attached 1-bedroom holiday let annexe.
- Open plan sitting/dining room with a separate kitchen with a slate pantry & adjacent utility room.
- Far-reaching views across the rolling countryside of the sea and Pentire Point.
- Substantial plot of approx. 1.4 acres including lawned gardens, a patio terrace, a double car port and two separate driveway entrances.
- Located within walking distance of The Point at Polzeath, Polzeath beach and amenities via nearby footpaths.
- In all, approximately 3,737 sq. ft. (347.17 sq. m.).

Polzeath Beach 1 mile, Daymer Bay 2 miles, Rock 2.3 miles, Port Isaac 6.2 miles, Wadebridge 6.1 miles, Bodmin Parkway Station 17.2 miles, Newquay Airport 19.4 miles.

Viewings strictly by appointment

**GUIDE PRICE: £3,000,000**

FREEHOLD





## THE PROPERTY

This traditional, detached four-bedroom home is set within an historic farmstead and enjoys an elevated position, benefitting from far-reaching sea and countryside views. The property occupies an idyllic countryside setting extending to approx. 1.4 acres with Polzeath beach less than a mile away. Boasting comfortable living areas with traditional features throughout, a large open plan dining/living room, a spacious kitchen/breakfast room, a study, a games room, 4 double bedrooms, with an attached 1-bedroom annexe that is currently used as an Air BnB. Providing a formal walled garden, two additional fields, plenty of driveway parking and a double carport, with two separate driveways.

## ACCOMMODATION

**GROUND FLOOR:** Utility room | Games room | Kitchen/breakfast room with walk-in pantry and serving hatch | Open plan dining room with original slate floors and archway to sitting room with | Study | W.C.

**FIRST FLOOR:** Master bedroom with dressing room and en-suite bathroom | 3 double bedrooms | Family bathroom

**ANNEXE:** Accessed via an external staircase to the first floor | Open plan living/kitchen/dining room | Double bedroom | Family bathroom

## OUTSIDE

Set in approx. 1.4 acres, the grounds at Carruan Farm provide a picturesque setting with a generous walled garden benefitting from a patio terrace, perfect for al-fresco dining. A further enclosed garden and two fields surround the property. The property is accessed via two separate driveways leading to gravelled parking for multiple vehicles along with a double carport. Nearby footpaths lead to Pentire Head, Polzeath and Rock.

## SERVICES

Mains water and electricity. Oil-fired central heating. Private drainage via a septic tank.







## 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 offers two excellent 18-hole courses. 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 mainline railway station is at Bodmin Parkway, approximately 15 miles and Newquay Airport approximately 20 miles.

THE WHEAT STORE - ANNEXE

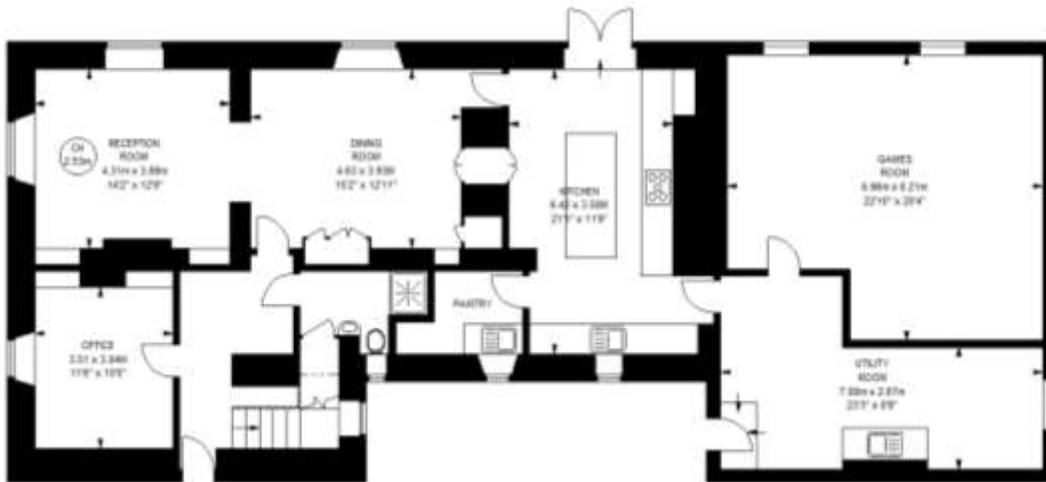




Key  
CH - Ceiling Height

**GROUND FLOOR**  
172.33 sq.m. (1859 sq.ft.) approx.

**FIRST FLOOR**  
174.84 sq.m. (1882 sq.ft.) approx.



**TOTAL FLOOR AREA : 347.17 sq.m. (3737 sq.ft.) approx.**

Illustration For identification Purposes Only. Not To Scale  
\*Floorplan Drawn According To RICS Guidelines