

TYWARDALE

WEST RAE ROAD • POLZEATH • NORTH CORNWALL



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An exciting renovation, refurbishment or development opportunity in the heart of one of the most popular holiday destinations in the South West. The property occupies a large, peaceful and secluded position at the top end of a cul-de-sac lane with an impressive amount of private parking and flexible accommodation.

Hallway • Kitchen • Sitting room • Dining room
2 bedrooms • Family bathroom • Wooden decking terrace

Adjoining annexe comprising: Kitchen • Sitting room • 2 bedrooms
Family shower room • Wooden decking terrace

Detached self-contained one bedroom annexe ("The Bothy")

Summer house • Shed/workshop • Store room • Laundry room/coal shed

Extensive parking for at least 9 cars or boat trailers in total

**Gross internal floor area for main house
and adjoining annexe (approx.): 1,075 sq ft (99.8 sq m)**

Rock 3½ miles • Wadebridge 7 miles
Bodmin Parkway 18 miles (London Paddington 3 hrs 41 mins)
Newquay Airport 19 miles (London Gatwick 1 hr 10 mins)
(All distances and times are approximate)

These particulars are intended only as a guide and must not be relied upon as statements of fact.
Your attention is drawn to the Important Notice on the last page of the text.



Tywardale – for sale freehold

Tywardale occupies a private, peaceful and secluded position in the heart of Polzeath at the very top of the no-through lane, West Rae Road. The property has been in the same family for the past 27 years and has not been on the open market for the past 36 years. West Rae Road up to the property is “lane in common” and not owned by any specific property off West Rae Road. Over the years the property has been completely rebuilt into one single story home that is currently divided into two separate dwellings; one as the main residence and the other for holiday lets. The two halves are interconnected and could easily be brought back into one single dwelling again.

Directly beside the house is parking for three cars or boat trailers. The front porch leads into the hallway through which is a dining room. The dining room has a French door that leads out onto the wooden decking. Beyond the dining room is the sitting room which has a large, multi-fuel wood burner which not only makes the room cosy but also provides heating for the central heating system and the hot water. Off the sitting room is a single bedroom that is currently used as a store room. To the other side of the dining room is the principal bedroom which, similar to the dining room, overlooks the decking and has lovely sea views across Hayle Bay. Off the hallway is a galley kitchen and beside this is the bathroom with a Jacuzzi bath.

Adjoining the main house and linked via a doorway that is currently temporary blocked, is the holiday cottage annexe. This has its own separate access off the rear courtyard and its own dedicated parking behind the house. The front door leads directly into the kitchen. Off the kitchen is a sitting room which has French doors that lead out onto a separate wooden decking area. The sitting room provides a link through to the principal bedroom in the main house, if required. Beyond the sitting room and down a corridor are two bedrooms; one is a double bedroom and the other is currently configured as a bunk room with two fitted bunk beds. There is also a family shower room.

Outside, there is an outdoor hot shower beside the entrance to the holiday cottage and there are a series of outbuildings that are currently used as a coal shed, a laundry room for the holiday cottage and a “Kids’ Bothy”.



The Kids' Bothy is a studio flat consisting of a kitchenette with steps leading up to a bedroom/sitting room with an en-suite shower room beyond. Under the bedroom and accessed from the outside is a large amount of storage space.

Above the house and outbuildings is a large parking area for at least six cars or boat trailers. This is accessed either up a set of wooden steps from the rear courtyard or by following the lane further round. To one end of this parking area is a small shed and at the other end is a larger shed that was once a garage. Steps lead from this parking area up to a series of terraced lawns at the top of the property. At the far end of the top lawn terrace is a wooden summer house that enjoys some of the best views in Polzeath.

Development Potential

Tywardale is in need of some updating and has plenty of exciting potential either to be renovated/ refurbished or knocked down and rebuilt, subject to gaining the necessary planning permission.

Polzeath, North Cornwall

Arguably one of the most sought after waterfront locations in the UK with its naturally mild climate and award winning beaches, Polzeath, the Camel Estuary and the North Cornish coast is the perfect setting for this immaculate contemporary home. The sun setting across the water creates some of the most spectacular sunsets anywhere, and it is easy to see why this special part of the West Country is so highly prized as a holiday destination.



Shopping: Between Polzeath and Rock there is a Fishmonger, Butchers, Deli, Baker, Post Office, Newsagent and General Store. The market town of Wadebridge is about six miles away and offers more extensive shopping and services.



Sailing and Watersports: Synonymous with top end UK holiday destinations, Polzeath and Rock provide a well-established centre for water sports, including dinghy racing, water-skiing, windsurfing and sailing. Both Rock and Padstow are protected and sheltered by the Camel Estuary. The water here is unusually calm and clear, making it perfect for swimming and water sports.

Boat charter is available for those who do not own a craft and mooring is in abundance for those who do. At low tide Rock overlooks more than a mile of sandy beaches along to Daymer Bay, which is popular with younger families. A little further on is Polzeath, which is more popular with surfers and enjoys the Atlantic rollers.



Restaurants: An excellent range of restaurants are within easy reach including the ** Michelin Restaurant under Nathan Outlaw at the St Enodoc Hotel in Rock, the * Michelin Restaurant under Paul Ainsworth, No. 6 Padstow, Jamie Oliver's Fifteen restaurant at Watergate Bay and Rick Stein's seafood restaurant in Padstow. The Dining Room in Rock is also highly regarded.



Golf: The facilities at Roserrow Golf Course are excellent and include a restaurant, bar, fitness studio, indoor swimming pool and 18 golf course with private landing strip. St. Enodoc, one of the finest golf links courses in the country is a short drive away in Rock. Trevoise is also a short drive.



Travel by Car: Communications are good with the A30 dual carriageway at Bodmin only about 14 miles away, which provides access to the national motorway network at Exeter.



Travel by Train: There is a station at Bodmin Parkway (about 17 miles away) which links directly to London Paddington (3 hours 41 minutes).



Travel by Air: Newquay Airport is about 30 minutes away (19 miles) and offers a number of national and international flights via London Gatwick (under 1 hour flight away). Exeter Airport (77 miles) provides regular daily flights to most European Cities. Both cater for private and chartered jets.

Helicopters can be landed at Roserrow - see website www.thepointatpolzeath.co.uk for coordinates and further details.

Services

Mains water and electricity. Private drainage. Oil-fired heating and hot water.

Local Authority

Cornwall County Council, County Hall, Truro, Cornwall, TR1 3AY. Telephone: 01872 322000.

Fixtures and fittings

All items usually known as tenants' fixtures and fittings, whether mentioned or not in these sale particulars are excluded from the sale but may be available by separate negotiation. Such items include all fitted carpets, curtains, light fittings, domestic electrical items, garden equipment, statuary and machinery.

Directions (PL27 6ST)

Take the M5 or A303 to Exeter. Join the A30 dual carriageway after the Exeter turning off the M5. Turn off after Launceston taking the North Cornwall turning on to the A395 towards Davidstow. At the end of this road turn left, 1 mile on take the right turning on to the B3314 for Delabole which crosses the A39 en-route. Continue through Delabole on the B3314 and after 5 miles you pass the turning for Port Isaac. Carry on for a couple more miles and you will see a signpost right for Polzeath. At the T junction turn right for Polzeath and follow the lane down to Polzeath village (do not take the right fork for New Polzeath). At the bottom of the hill, on the left hand bend, turn sharp right up West Rae Road. Follow the lane to the very top and Tywardale is the last property on the right.

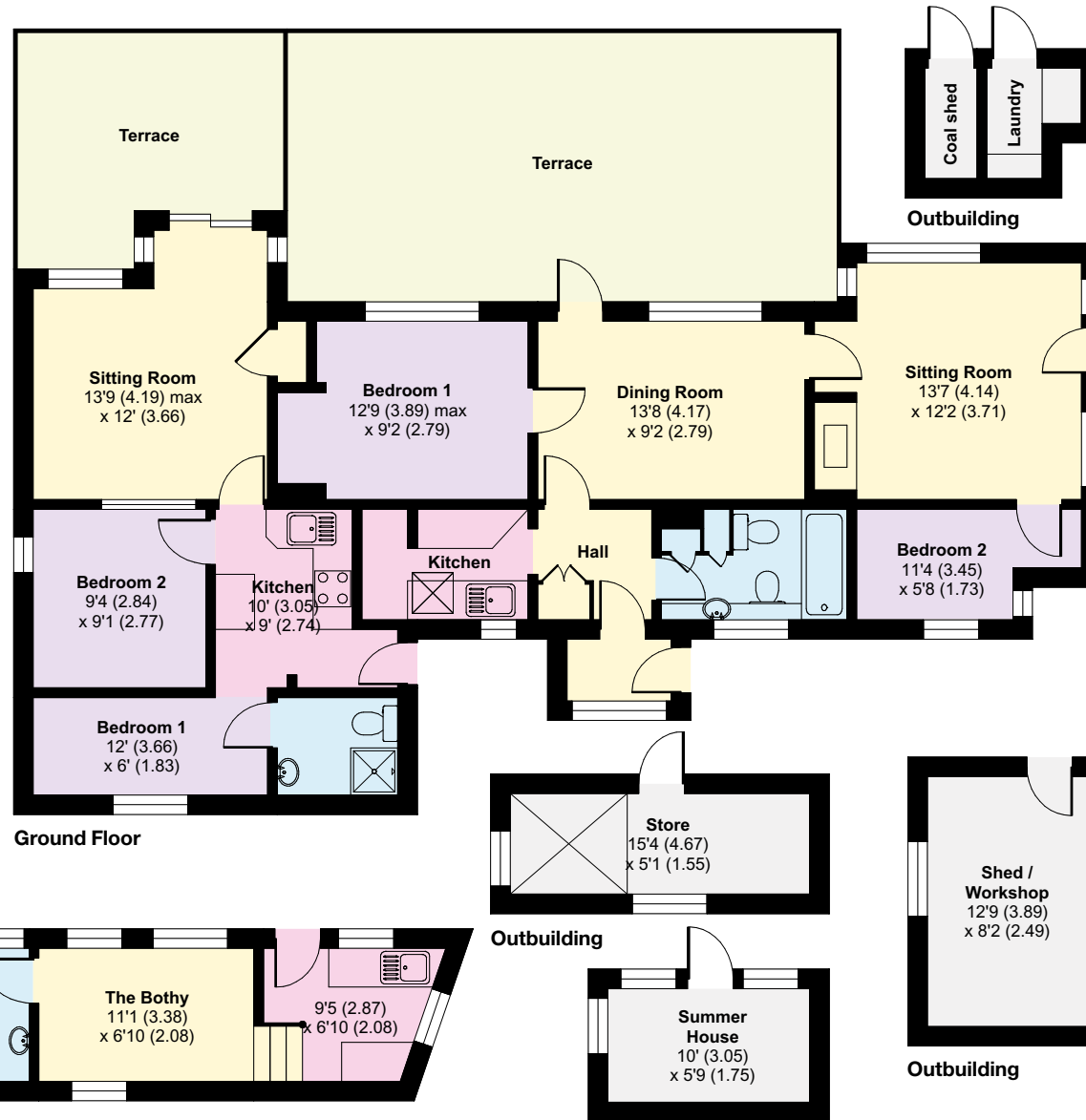
Viewing

Viewing is strictly by prior appointment with the agents Knight Frank LLP.

Approximate Gross Internal Floor Area

1075 sq ft / 99.8 sq metres
(excludes outbuildings)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		20	
Not energy efficient - higher running costs			



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