



*The Penthouse
7 Tregales
New Polzeath
Wadebridge
PL27 6UA*

- Stunning penthouse apartment
- Moments from Polzeath Beach
- Fabulous views of the sea & across Polzeath Beach
- South west facing
- Large open plan living room kitchen
- 3 double bedrooms with 2 en suite bathrooms
- Shower room
- 41' x 26' outside terrace
- Storage room
- Under floor heating
- Energy efficient
- Air source heating
- Photo voltaic electricity panels
- Excellent "lock up and leave"
- Low maintenance
- 2 allocated parking spaces
- EPC B



CONTEMPORARY 3 BEDROOM PENTHOUSE ENJOYING DELIGHTFUL VIEWS OF THE SEA & POLZEATH

LOCATION

Polzeath Beach: 500 Metres • The Point Golf & Country Club: 1.5 Miles • Rock: 3.5 Miles • Padstow: 5.5 Miles (via foot ferry) • Port Isaac: 6 Miles • Wadebridge: 6 Miles • Newquay Airport: 21 Miles

New Polzeath is one of the most highly sought-after and prized locations on the entire North Cornwall coast. Polzeath is located at the mouth of the Camel Estuary and is renowned for its beautiful expanse of sandy beach, from where you can enjoy safe bathing and excellent surfing. Daymer Bay beach is just a little further in to the estuary and can be accessed from Polzeath by a fabulous walk along the coastal footpath, over The Greenaway, which takes in the most spectacular coastal scenery and views, with further vantage points at Brea Hill and Pentire Point.

Neighbouring Rock offers numerous water sports activities that include sailing, water skiing, kayaking and paddle boarding. There are two excellent golf courses within a few minutes' drive, including the world renowned St Enodoc and The Point at Polzeath, which also offers excellent fitness facilities, swimming pool, spa and restaurant.

The North Cornwall area is a foodie's dream as it offers many superb restaurants, with several being run by chefs such as Rick Stein, Nathan Outlaw and Paul Ainsworth. The Polzeath and Trebetherick area has an excellent array of shops, local stores, restaurants and bars which between them and the facilities in Rock, provide most day-to-day requirements. The delightful market town of Wadebridge, with its excellent boutique shops and supermarkets, is around six miles distant.



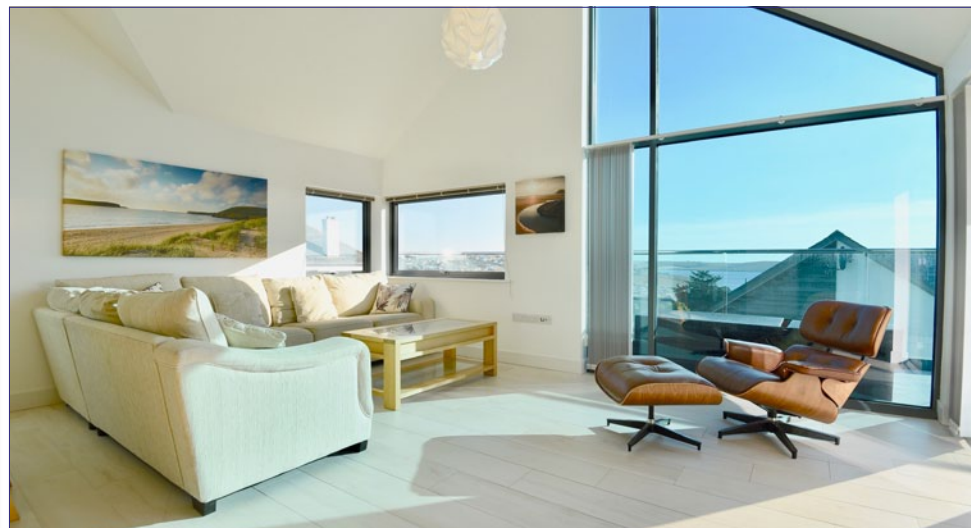


PROPERTY

The Penthouse is a highly specified and very spacious apartment located within the Tregales development, that was built in 2012 by the well respected local team of builders, Gynn Construction and developer, Trebur Estates. Tregales is a small development of high quality apartments and houses located in an elevated position within the village, taking in views of the sea and Polzeath Beach.

The property is finished to an excellent standard throughout with high levels of natural daylight, stunning contemporary finishes and tasteful modern kitchen and bathrooms. The accommodation is very well balanced by its three bedroom and three bathroom layout and the large open plan living room kitchen is complemented by a magnificent vaulted ceiling, which allows an architectural feature pitched window to be the focal point of the room. The reception room and two larger bedrooms take in the delightful sea views and each has doors that open out onto the vast 41' x 26' sun terrace, which provides a large space for outside entertaining.

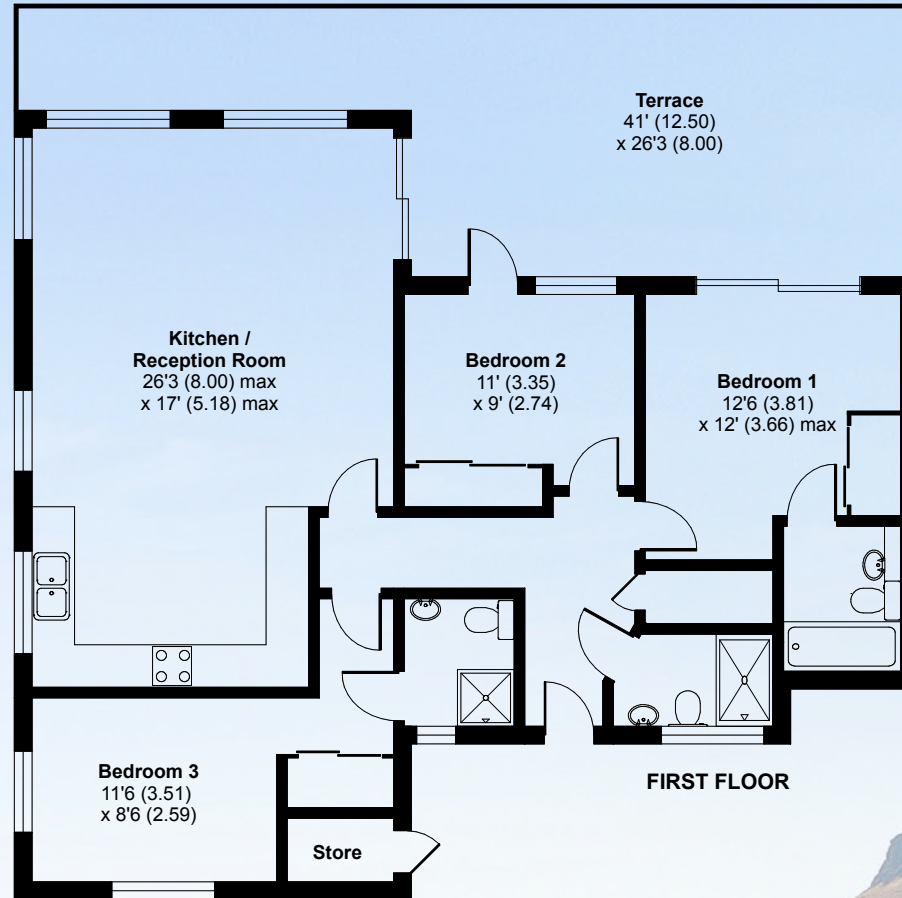
The development was designed to be of low maintenance with several energy efficient features and so the property has low running costs due to its Air Source heating, the 9 Photo Voltaic electricity panels and 2 thermal solar panels. Immediately outside the apartment is a very useful private store for surf boards, wetsuits and outdoor clothing. There is a lift as well as staircase access. There are two allocated parking spaces and a visitor space shared with numbers 5, 6 and 8.



ROHRS & ROWE

The Penthouse, Tregales, New Polzeath, Wadebridge, PL27

APPROX. GROSS INTERNAL FLOOR AREA 1053 SQ FT 97.8 SQ METRES (EXCLUDES STORE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Services: Mains electricity, water and drainage. Underfloor central heating and hot water from air source heat pump aided by 2 thermal solar panels and 9 PV panels

Tenure: New 999 year lease plus 48% of freehold (along with apartments 5 & 6 who will each own 26%).

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