

CORNWALL ESTATES

PADSTOW



WESTWINDS, PORTHCOTHAN BAY, PL28 8LW

Commanding detached house in a spectacular position by the beach at Porthcothan Bay with beautiful sea and beach views.

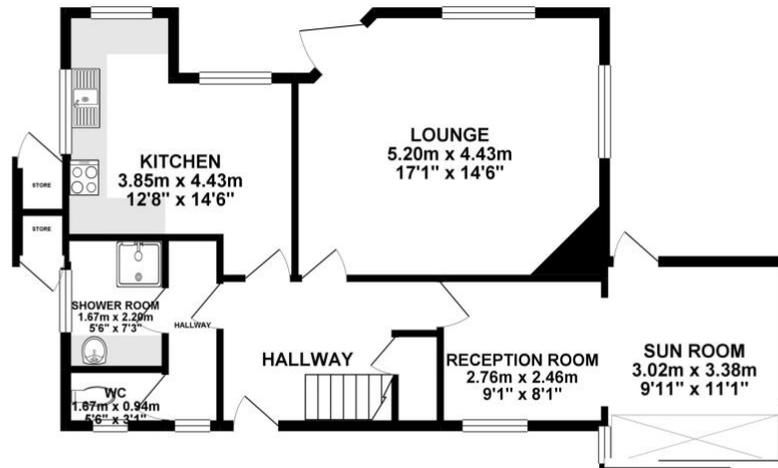
GUIDE PRICE £950,000
FREEHOLD

- IMPRESSIVE BEACHSIDE POSITION
- SIZEABLE PLOT
- SUPERB POTENTIAL
- RARE OPPORTUNITY
- IMPOSING DETACHED RESIDENCE
- SEA AND BEACH VIEWS
- DETACHED GARAGE & PARKING
- SOUGHT AFTER LOCATION

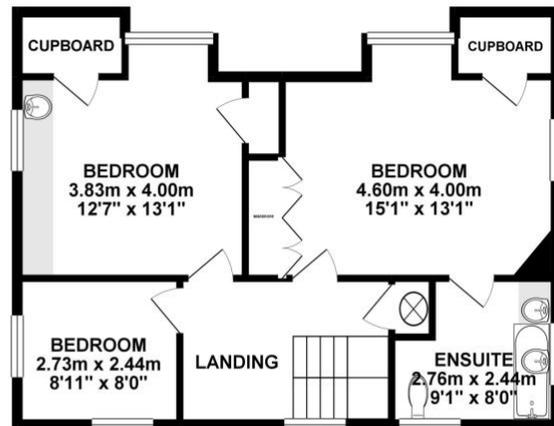


FLOORPLAN

GROUND FLOOR 70.80 sq. m.
(762.09 sq. ft.)



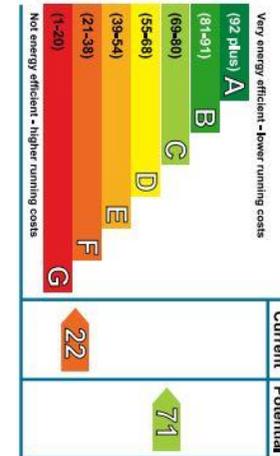
1ST FLOOR 58.18 sq. m.
(626.19 sq. ft.)



TOTAL FLOOR AREA : 128.98 sq. m. (1388.28 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

THE PROPERTY

A rare and exciting opportunity to purchase an elevated property within a substantial plot, situated beside the beach at Porthcothan Bay.

Westwinds is a sizeable detached house enjoying beautiful sea and beach views. As it currently stands, the property is in need of modernisation and offers incredible potential to create a contemporary beachside residence in this highly sought after coastal location.

The generous plot offers further potential to developers, with scope to build more than one property on the site; the current owners have obtained planning permission (lapsed) in recent years to build a second house within the grounds.

Viewing is highly recommended to appreciate this spectacular beachside location.



ACCOMMODATION

ENTRANCE

Front entrance door to;

HALL

Night storage heater, under stairs cupboard, ceiling light, doors to;

RECEPTION ROOM

2.79m x 2.49m Double glazed window to the front, open plan to;

CONSERVATORY

3.35m x 3.35m Double glazed patio doors to the side and front, double glazed door to the rear, wood panelling.

LOUNGE

5.21m x 4.46m Double glazed door and window to the rear with views to the beach & sea, double glazed window to the side, slate feature fireplace with inset shelving, two ceiling lights.

INNER HALL

Double glazed window to the front, ceiling light, built in cupboards, doors to;

SHOWER ROOM

Double glazed window to the side, heated towel rail, shower enclosure, ceiling light, fitted wash hand basin with unit under.

CLOAKROOM

Double glazed window to the side, low level WC.

KITCHEN

3.81m x 3.78m Double glazed windows to the rear with beach & sea views, double glazed window to the side, wood panelling, bench seating, a range of base & wall units with space for cooker and fridge/freezer, part tiled walls.



Stairs to first floor;

LANDING

Access to loft, doors to;

BEDROOM 3

2.74m x 2.44m Double glazed windows to the front and side, fitted wash hand basin.

BEDROOM 2

3.83m x 3.40m Double glazed windows to the rear with beach & sea views.

BEDROOM 1

4.61m x 3.39m Double glazed windows to the rear and side with beach & sea views, door to;

EN-SUITE

Panelled bath, part tiled walls, low level WC, heated towel rail, twin wash hand basins set in unit, double glazed window to the side.

GARDENS

The gardens surround the property and comprise lawned areas, patio areas and established shrubs, plants and small trees. The gardens directly overlook the beach.

DETACHED GARAGE

Single sized detached garage. Parking for 2-3 vehicles beside.

SERVICES

Mains water, electricity. Private drainage.

IMPORTANT NOTICE

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LOCATION

Porthcothan Bay is a most sought after area positioned on the coast road between Padstow & Newquay. The hamlet offers a pub & restaurant, plus grocery store by the beach. The harbour town of Padstow is just five miles distant, and the lively village of St Merryn with amenities to include pubs, restaurants and grocery stores, is approximately two miles away. Within a few miles are several other sandy beaches including Constantine Bay, Treyarnon Bay and Mawgan Porth.

Beaches

Located on the edge of Porthcothan Beach
Within 5 minutes of Harlyn, Treyarnon and
Constantine Bay

Travel

Bus links available on the road adjacent
9 miles to Newquay Airport
18 miles to Bodmin Parkway

Amenities

5 minute drive to St Merryn
10 minute drive to a supermarket
5 minute drive to St Merryn Primary School
10 miles to Wadebridge Secondary School
10 minute drive to Padstow Doctors Surgery
18 miles to Bodmin Hospital



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