



Shilla Mill, Polzeath, Cornwall





Offering the most wonderful **coastal lifestyle** combining true beachside and surfside living coupled with the ability to generate a significant income stream through tourism.

Summary of accommodation

Entrance hall and sitting room | Lounge | Kitchen | Utility room

Three bedrooms | Fourth bedroom off the third bedroom | Family bathroom

Store room | Tool shed/workshop

Private parking | Detached single garage | Garden | Potential development land

Campsite with 10 to 11 pitch plots | Camping shop | Storage shed

Gross internal area (approx): 1,384 sq ft (128.6 sq m)

In all about 1.03 acre

Distances

Rock 2.5 miles, Wadebridge 7 miles, Bodmin Parkway 17 miles (London Paddington 3 hours 41 minutes),

Newquay Airport 20 miles (London Gatwick 1 hour 5 minutes)

(All distances and times are approximate)



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The property

Shilla Mill is set in 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 attracts families and holiday makers alike. The views from the property are spectacular, especially in the evening when some of the most spectacular skylines can be seen with the sun setting across the water.

Polzeath is well known as a prime waterfront location and is a well-regarded surfing destination, enjoying the Atlantic rollers. There is a shop in Polzeath proving everyday essentials. In between Polzeath and Rock there is a Fishmonger, Butcher, Deli, Baker, Post Office, Newsagent and General Store. The market town of Wadebridge is about 7 miles away and offers more extensive shopping and services.

Shilla Mill dates back to the 16th century (1591) and was originally a corn or grist mill. It is not listed. It is reputed to be both the first house to be built in Polzeath and also where Sir John Betjeman may have written poems in the garden. Shilla, or Sullah, is ancient Cornish for 'the rock consecrated to the sun'. The mill building was eventually converted into a home and the beams of those rooms are said to have come from ships wrecked on the





'Doom Bar'. One of the upright beams still retains the carved wooden head of a lion. The property extends to 1 acre and comprises the cottage, gardens and a campsite with 10 pitches. There is potential development subject to the usual consents.

The property is approached through Shilla Mill Lane which leads directly from the Mill to the beach, it is also a footpath from The Point Golf Course to Polzeath Beach. There is parking beside the house for five or more vehicles and there is also a detached, single garage the other side of the lane.

Shilla Mill is particularly attractive and has a lovely rose garden in front. The side door leads directly into the sitting room which has a wood burner. Beside this is the kitchen that has a slate flag floor and leads through to the utility room. Beyond the sitting room and up some steps is the dining room that is currently used as a salon for hairdressing. This room also has a new wood burning stove. Off this is the front door.

Stairs lead up to the first floor landing and corridor, off which are four bedrooms and a family bathroom. The first bedroom is a spacious double bedroom and leads through to a smaller single bedroom. The third bedroom is also a double bedroom and currently used as a dressing room. The principal bedroom has lovely rural views.

Accessed from the outside is a storeroom attached to the side of the house. Set into the bank behind the house is an impressive 26 ft cave. Above and behind the house is a flat area of garden that, we are told, used to have a building on it and may offer potential for development. The current owners have considered erecting two modular eco-homes with vehicle access off Shilla Lane. No consent has been applied for.

Campsite

Beside the house and garden is a field that is currently used as a commercial campsite. There are 10 pitches for tents within the field, beside which is a camping shop, storage shed and a tool shed/workshop. The camping business charges £100 per night per pitch which equates to about £28,000 gross per month during the camping season. The business generates about £54,000 gross per annum.

Rock and Padstow are a short distance from the property, overlooking and sheltered by the Camel Estuary. The water here is unusually calm and a perfect spot for water sports including dinghy racing, sailing, water skiing, and windsurfing. At low tide, Rock overlooks more than a mile of sandy beach along to Daymer Bay, which is popular with young families.

Location

Communications are excellent, with the A30 dual carriageway at Bodmin about 14 miles away which provides access to the national motorway network at Exeter. The mainline railway station at Bodmin Parkway links directly to London Paddington from 3 hours 41 minutes. Newquay Airport is about 19 miles away and offers a number of national and international flights via London Gatwick (1 hour 5 minutes) and Exeter Airport (77 miles away) provides daily flights to London City Airport and many European cities. Both cater for private and chartered jets. Helicopters can be landed at Rock or Points Golf Course by prior arrangement.

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

Shilla Mill is about a five minute level walk from the surfing beaches of Polzeath in one direction and about a two minute walk to the fairways and bunkers of The Point Golf Course in the other direction that include a restaurant, bar, fitness studio, indoor swimming pool and 18 hole golf course with private landing strip. It is also close to the St. Enodoc Golf Course, one of the finest links courses in the country. The Trevoze Golf Club is also a short drive away.

Services

Mains electricity, drainage and water. Electric heating.





Fixtures and fittings

All items usually known as fixtures and fittings whether mentioned or not in these particulars together with all items of equipment and garden statuary are excluded from the sale but may be available by separate negotiation.

Viewings

Strictly by prior appointment with Knight Frank LLP.

Directions (PL27 6SS)

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 and after 1 mile take the right turn 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. Follow this road down into the village and at the bottom of Dunder Hill turn left directly after the parade of shops on the left (Cove Zone café). The entrance to Shilla Lane is opposite the access onto the sandy beach on your right. Follow Shilla Lane to the very end and as the lane swings round to the right the property is on your left and straight ahead.

Property information

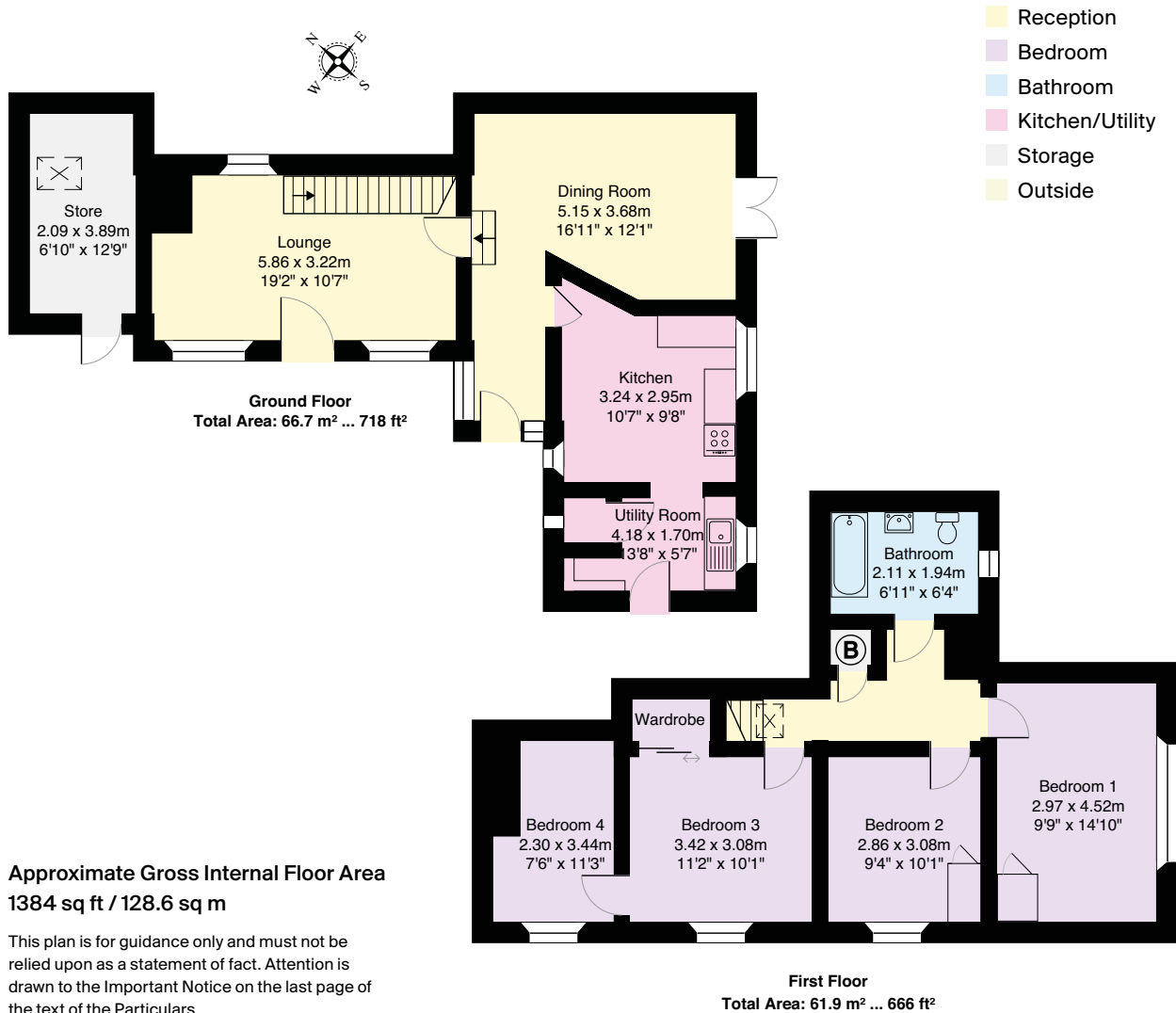
Tenure: Freehold

Local Authority: Cornwall Council, County Hall, Treyew Road, Truro, TR1 3AY.
0300 1234 151.

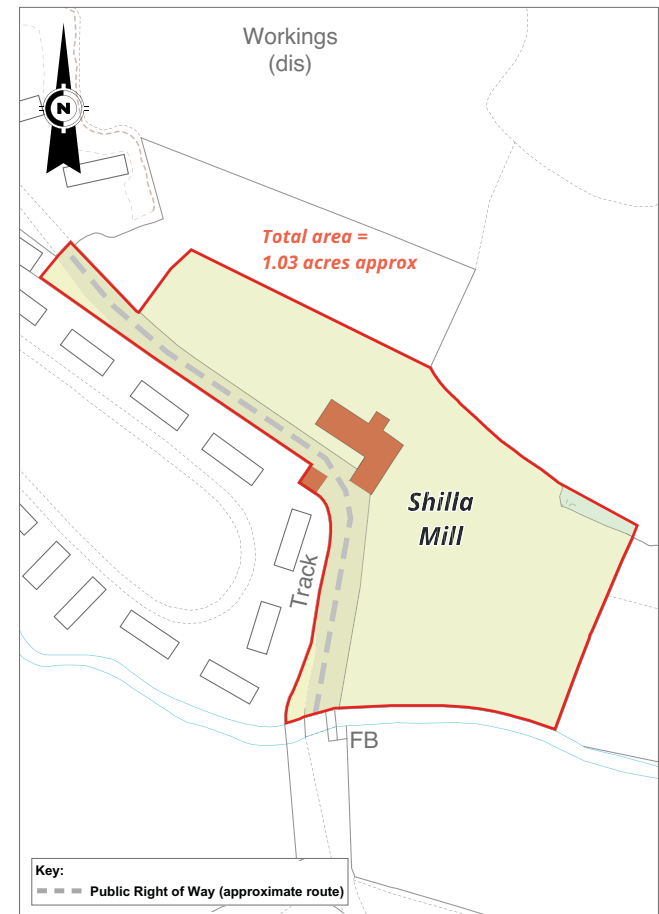
Council Tax: Band G

EPC Rating: G

Guide Price: £2,000,000



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Note: "This plan is based upon the Ordnance Survey map with the sanction of the control of H.M. Stationery office. This plan is for convenience of purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. Licence Number. No. 100021721."



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated January 2023. Photographs dated January 2023.

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