

SEASTAR

PORTHCOTHAN BAY • PADSTOW • CORNWALL





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A fabulous family home occupying a prime waterfront position on the front line of the popular hamlet of Porthcothan and overlooking Porthcothan Bay. The detached family home is currently rented out for short holiday lets through Carefreeholidays.com and generates up to £2,500 a week in the high season.

Seastar is about 600 yards from Porthcothan beach, one of 7 beautiful bays and beaches in the area known as the '7 Bays for 7 days', and is ideal for swimming, surfing and crabbing. Trevoze Golf Club is 2 miles away, Padstow 5 and there are activities of every kind, spectacular walks along the Coast Path, lots of places to visit and some of the best pubs and restaurants in Cornwall – all within walking distance or a short drive.

Open plan kitchen/Breakfast room • Utility room

Principal bedroom with en suite bath/shower-room
5 further bedrooms • Family bathroom

Garden • Landscaped Garden • Decked Area • Private parking

Gross Internal floor Area (approx.): 3,001 sq ft (278.7 sq m)

Padstow 5 miles

Newquay Airport 6 miles (London Gatwick 1 hour 10 minutes)

Bodmin Parkway 23 miles (London Paddington from 3hr 43mins)

(All distances 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.



Seastar – for sale freehold

Seastar is a fabulous family home that is ideally suited either as a principal residence, second home or as an investment property for short holiday lets. It is evident that the property has been well maintained to a good standard and the maintenance programme continues with evidence of work being currently carried out to the ground floor family bathroom. The property was built in 2003 and enjoys a prime waterfront coastal address and plenty of parking. The 6 bedroom house has been cleverly designed over three floors to maximise the far-reaching coastal views over Porthcothan Bay to the sea beyond. These views are visible from the first and second floors.

The front door leads into a hall way with a lovely wooden floor off which are the utility room and Jacuzzi family bathroom. The utility room leads through one of the two single garages. There is also a store cupboard and a door leading through to the second single garage. There is also a store cupboard in second garage, used for personal equipment (surf boards, wetsuits etc) and keep locked when house is rented out. The Jacuzzi bath has a hydro-massage function and the bathroom leads out, through an outside door, to an outside shower and the side garden separating the property from its neighbour, Bay House. There is also an outside store adjacent to the outside shower, built for winter storage for outside furniture, BBQ etc). Also off the ground floor hallway is a family shower room and a bedroom with its own en-suit bathroom and French doors that lead out to the front terrace and garden. Also off the hallway is a corridor off which are two further double bedrooms, one of which has an en-suit bathroom. Also off the corridor are stairs that lead up to the first floor landing.

Off the first floor landing is the open plan kitchen/living/dining room which has a circular flow through all the adjoining reception rooms and kitchen around the central staircase. The sitting area has a wood burner and Juliet balcony. Both the sitting room and dining room enjoy stunning views looking out across Porthcothan Bay to the sea beyond. The entire reception area has lovely wooden floors and the kitchen has wooden work surfaces and shaker-style units. Beyond the kitchen is a separate WC, beyond which is the forth bedroom which is currently configured as a bunk room.

Stairs lead up from the first floor landing to the second floor off which are two further bedrooms. Currently one of the bedroom is used for storage space and has lots of hanging cupboards. Both bedroom enjoy views out across the sandy bay to the sea beyond. The sixth bedroom has particularly good views and its own en-suit bathroom, with both a bath and a shower.

Gardens and grounds

There is lovely mature garden to the front of the house with a raised wooden decking area, a rectangle lawn and a circular lawn all surrounded by mature flower beds and a hedge. To the rear of the house is ample parking for at least four vehicles or boat trailers in addition to two single garages. The property includes the grass verge running along the road beside the garden that can be used for additional parking.

Rights of way

The next door property, Bay House, has a right of vehicle access across the parking area to the rear of Seastar.



Holiday rental

Seastar is currently rented out for short holiday lets through Carefreeholidays.com and generates up to £2,250 a week in high season.

Carefree Holiday Home Services provides a comprehensive and flexible support for owners of furnished holiday homes which they use for their own holidays or choose to let for holiday use. We provide a Booking Agent Services, House & Guests management service, ensuring that 24/7 coverage 365 days a year is provided for the home.

North Cornish Coast

This spacious modern home enjoys a glorious setting adjacent to the coastal road, on the other side of which is a large sandy beach (Porthcothan Bay) with sand dunes protecting the hinterland from the sea winds and a broad golden sandy beach facing the Atlantic swells. The golden sands are edged by rock pools and at low tide, smaller coves are revealed, ideal for sun bathing and exploring.

A stream runs across the beach, ideal for children playing. Porthcothan also enjoys good surfing during some of the year although in the summer it is also popular for bathing. The South West Coastal Footpath leads away from the beach in both directions over stunning headlands allowing breath-taking views and the beach is patrolled by lifeguards during the season.

There are many compelling reasons why so many families return to this location year after year with beautiful golden sandy beaches along this stretch of coastline, providing some of the best surfing in the United Kingdom and because of its close proximity to the Camel Estuary, between Padstow and Rock. Nearby Constantine Bay has a local store catering for day to day needs and here, one will also find the championship Trevoze Golf Course and Country Club.



The nearby town of Padstow has narrow streets lined with pretty granite and colour washed cottages that descend to the delightful fishing harbour where many shops, restaurants, cafes and public houses along with the

Michelin starred No.6 Padstow under Paul Ainsworth and Rick Steins Seafood Restaurant, can be found.



The sailing village of Rock is a short boat trip across the estuary on a regular passenger ferry service and there is also an out of ours water taxi. About fifteen minutes' drive away is the larger market town of Wadebridge which offers a further array of facilities including a sports centre and cinema.



The Atlantic Highway road runs along the north coast of Cornwall into Devon and provides a swift link from Porthcothan to the A30 which then provides a dual carriageway link all the way northwards to Exeter where it joins the national motor network. Southwards the A30 provides easy access to the resorts on both north and south coasts. Another asset for this area is the easy access by rail and plane as there is a mainline station at Bodmin Parkway (about 45 minutes by car from the property) providing a direct link to London Paddington (taking from 3 hours 45 minutes).





Newquay Airport is 15 minutes by car from the house. Regular all year round flights to and from London Gatwick take approximately 1 hour 10 minutes. Other destinations from Newquay Airport include New York (via Dublin), Faro, Alicante, Iceland and the Isles of Scilly.

Porthcothan beach is only 600 yds away, a sandy sheltered bay with lots of rock pools – ideal for swimming, surfing and crabbing with bucket and spade – and there are at least 7 other sandy beaches within four miles.



Activities of every kind are nearby: surfing, golf and tennis at Trevoze Golf Club (2 miles), sailing in the Camel Estuary, fishing, horse riding – even coastering and extreme sports at Watergate.



Walks along the Coast Path from Bedruthan Steps to Padstow via Trevoze Head Lighthouse pass rugged cliffs,

hidden coves, the 7 Bays and timeless views of the coast and Atlantic. The Camel Trail from Padstow beside the estuary to Wadebridge and on to Bodmin Moor is another favourite – either on foot or bicycle.

The Eden Project, Tate St Ives and Cornwall's gardens and heritage sites such as St Michael's Mount, Tintagel Castle, Lost Gardens of Heligan and Lanhydrock are readily accessible and there are lots of other things to do and see.

Services

Mains electricity water and drainage. Oil-fired central heating.

Fixtures and fittings

All items usually known as tenant's 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 some may be available by separate negotiation.

Local Authority

Cornwall Council: www.cornwall.gov.uk

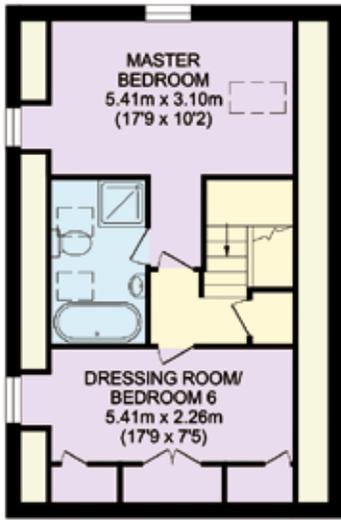
Viewing

Strictly by appointment only with agents Knight Frank
Tel: 01392 423111

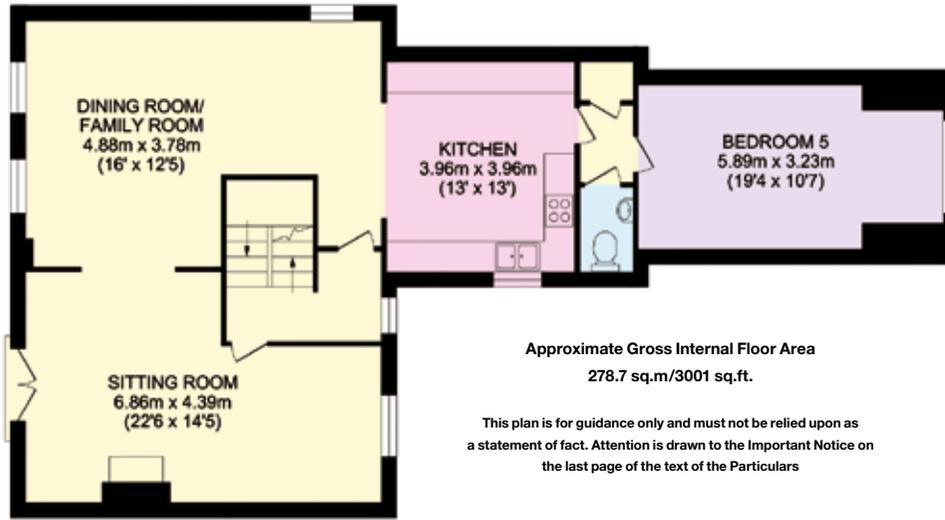
Directions (Postcode PL28 8LW)

From Junction 31 of the M5 (Exeter) take the A30 for Bodmin. After about 60 miles take the A389 to Bodmin, Wadebridge and Padstow. In Padstow take the B3276 for Newquay. Go through St Merryn and after about 2 miles you will reach Porthcothan. In Porthcothan Bay, with the beach on your right turn left for the car park and the entrance into Seastar is immediately on your left.





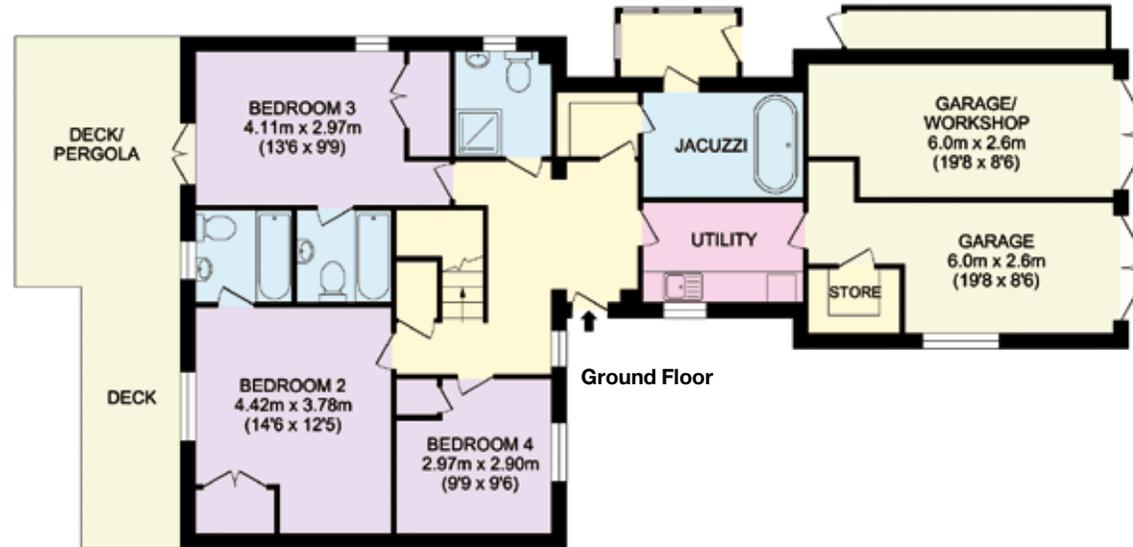
Top Floor



First Floor

Approximate Gross Internal Floor Area
278.7 sq.m/3001 sq.ft.

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



Ground Floor



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



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