

Tamarisk

PORTHCOTHAN BAY



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ESTATE AGENTS



- **Exceptional Frontline Building Plot of Approximately 0.5 Acres**
- **Nestled behind the Sand Dunes of Porthcothan Beach**
- **Permission for a Sustainable Six Bedroom/Six Bathroom Contemporary Detached House**
- **4,133 Square Feet of Architecturally Innovative Design**
- **Spectacular Uninterrupted Views out to Sea**
- **Located just yards from the Waters Edge**

This is an outstanding opportunity to build the contemporary beach side home of your dreams, a frontline building plot of approximately 0.5 acres with detailed planning permission for a sustainable six bedroom detached house nestled adjacent to the sand dunes beside the beach of Porthcothan Bay.

Conceived by innovative local architectural company Watershedd, planning permission was granted in November 2021 under planning number PA21/05065 for a high quality replacement dwelling. The result was a uniquely designed contemporary project utilising traditional elements to



sympathetically blend into the beachside landscape. Extending to 4,133 square feet of state of the art accommodation, Tamarisk will have six double bedrooms, five of them en-suite, ground floor kitchen/dining and living space, additional first floor living space, boot room, larder, utility room, family shower room and a detached outbuilding providing supplementary accommodation including a media room, wet room and surfboard storage. The first floor is focused around the quite spectacular uninterrupted view across the beach and out to sea. The proposed landscaping scheme will include Tamarisk bushes, marram grasses and beach sand to sympathetically embed the house within the local context and waterside position.

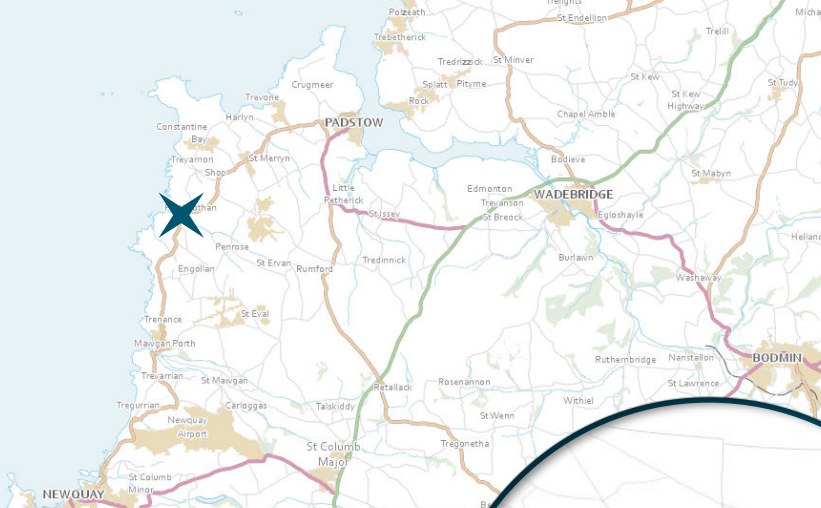
Proposed materials include natural timber cladding to maintain a rural barn aesthetic, soft stone cladding and a natural slate roof. Services to the proposed building include mains electricity and water, private drainage and ground source heating.

Tamarisk represents a remarkable opportunity to build the contemporary coastal home of your dreams just yards from the beach of this picturesque cove.

Tamarisk, Porthcothan Bay, PL28 8LW
£2,450,000



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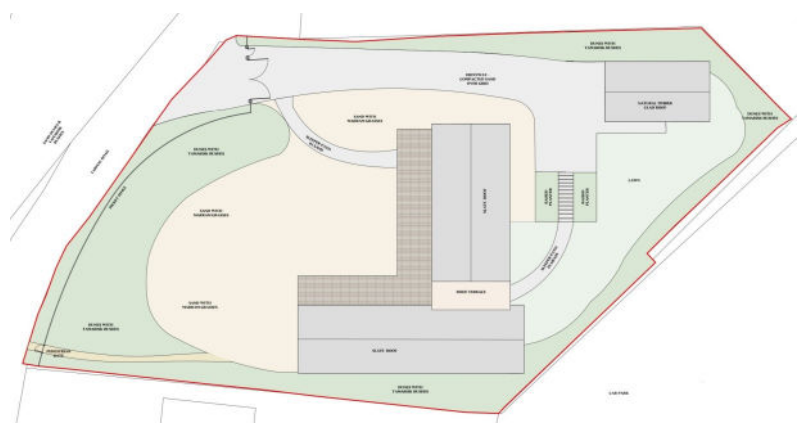
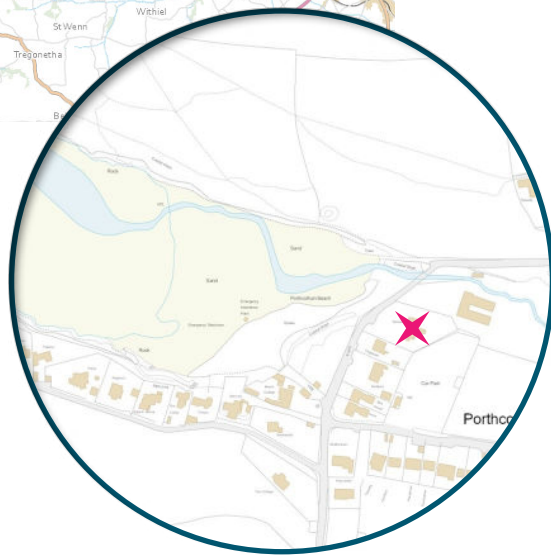


"A frontline building plot with detailed planning permission for a sustainable six bedroom detached house nestled into the sand dunes beside the beach of Porthcothan Bay"

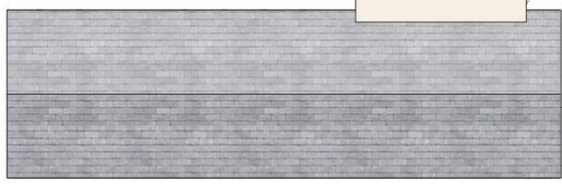
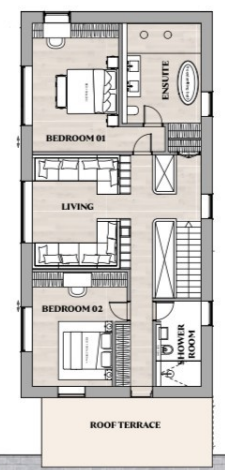
Porthcothan Bay is one of the gems of the North Cornish Coast, tucked away between picturesque Padstow and spectacular Watergate Bay - not far from revered Mawgan Porth either! The bay offers soft white sand, dramatic scenery, a village pub and even a handy beach shop.

The historic and picturesque fishing town of Padstow is just three miles distant and offers an extensive range of cafes, public houses and restaurants, none more so than Paul Ainsworth's Michelin starred No.6, cool seafood bar Prawn On The lawn and of course Rick Steins esteemed Seafood restaurant. The nearest mainline train station, Bodmin Parkway, is approximately 23 miles distant with routes to London Paddington with the nearest airport at Newquay just 6 miles away providing flights to London Gatwick and European destinations.

To find Tamarisk, leave Padstow and follow the B3276 towards Trevone and St Merryn. Follow this road for approximately 2.7 miles. Pass the Cornish Arms pub and continue into the heart of St Merryn. Head straight over the crossroads through St Merryn and continue along the road for approximately 1.8 miles. Head down to the beach and across the bridge. Tamarisk can be found along on the left hand side. The postcode for satellite navigation is PL28 8LW. What3words: essays.lofts.aside



SITE PLAN



PROPOSED FIRST FLOOR PLAN



PROPOSED GROUND FLOOR PLAN & OUTBUILDING