Blue Waters

POLZEATH

Jackie Stanley

ESTATE AGENTS

- ***Elevated Coastal Setting Overlooking Polzeath Bay***
- ***Panoramic Sea Views to Pentire Head & Stepper Point***
- ***Distinctive Interwar Residence Full of Character***
- ***Five Bedrooms/Two Bathrooms***
- ***Generous Gardens & Grounds of Approximately 0.25***
- ***Exciting Development Prospect***
- ***Rare Opportunity in one of Cornwall's Premier Coastal Locations***

Occupying a magnificent elevated position above the bay, Blue Waters is a charming and highly distinctive interwar coastal residence set within generous grounds on one of Polzeath's most desirable stretches of coastline.

Enjoying sweeping views across the beach and ocean to Pentire Head and westwards towards Stepper Point, this much-loved family home offers a unique opportunity to acquire an authentic seaside property of considerable character in an outstanding location.

Built during the golden era of Polzeath's development as a holiday destination, Blue Waters retains many original architectural details that evoke the elegance and informality of classic Cornish coastal living. Set on a quiet private road with direct walking access to the coastal path, the property occupies a substantial plot that gently descends towards the cliff,

maximising both privacy and its spectacular maritime outlook.

The welcoming entrance hall leads to a beautifully proportioned living and dining room, where large windows frame uninterrupted views across the beach, bay and Atlantic Ocean beyond. An open fireplace creates a warm focal point, while the generous dining area is perfectly suited to entertaining family and friends against a backdrop of ever-changing seascapes. Across the hall, a spacious principal bedroom enjoys the same breathtaking outlook and opens directly into a bright conservatory, creating a peaceful retreat with access to both the front terrace and the sheltered courtyard garden. Two further ground-floor bedrooms provide flexible accommodation for guests and family members, complemented by a family bathroom and separate WC.

The kitchen is a delightfully positioned room, where a picture window captures panoramic beach views, transforming everyday meals into memorable occasions. Beyond lies a substantial utility and laundry room with extensive storage and direct access to the gardens and courtyard.

On the first floor are two further bedrooms. The first, arranged to accommodate multiple beds, enjoys perhaps the finest outlook in the house towards Stepper Point and benefits from extensive storage within the eaves. The second is a particularly spacious and light-filled bedroom, enhanced by dormer and roof windows that showcase the remarkable coastal setting. A shower room serves this floor.

Outside, the grounds are an integral part of the property's appeal. The original slate-paved terrace stretches across the front elevation, providing a superb vantage point from which to enjoy the views and the atmosphere of this celebrated seaside village. Lawned gardens, mature planting and a sheltered courtyard create a variety of outdoor spaces for relaxation and entertaining throughout the day. Parking is approached through the front garden, while additional practical features include an outside WC and a useful cellar store.

Blue Waters, Polzeath, PL27 6TN

£2,000,000 guide

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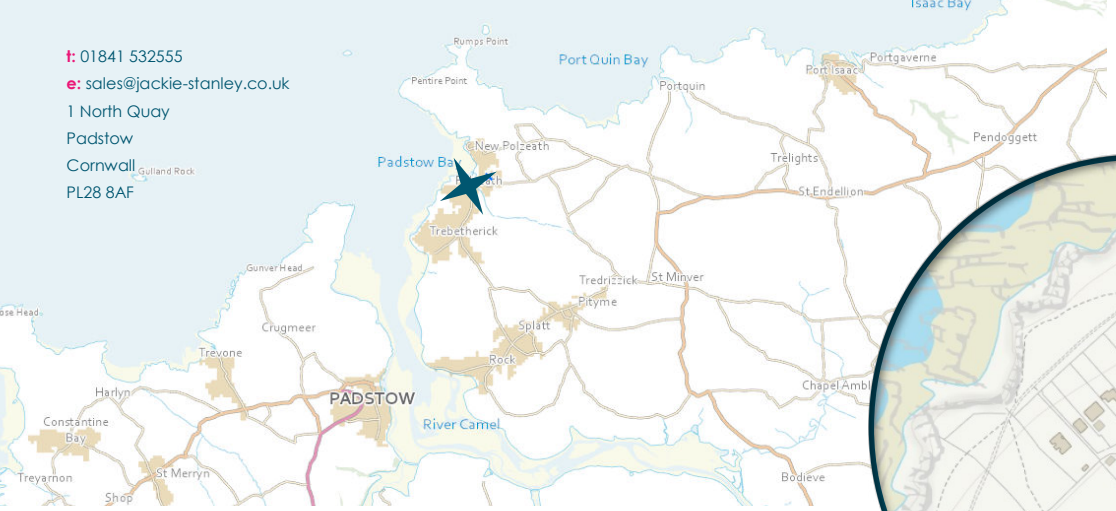


Services to the property include mains water and electricity, private drainage with an oil fired central heating system. EPC rating F. Council tax band E. Ofcom indicate superfast broadband availability. Ofcom indicate 5G mobile coverage.

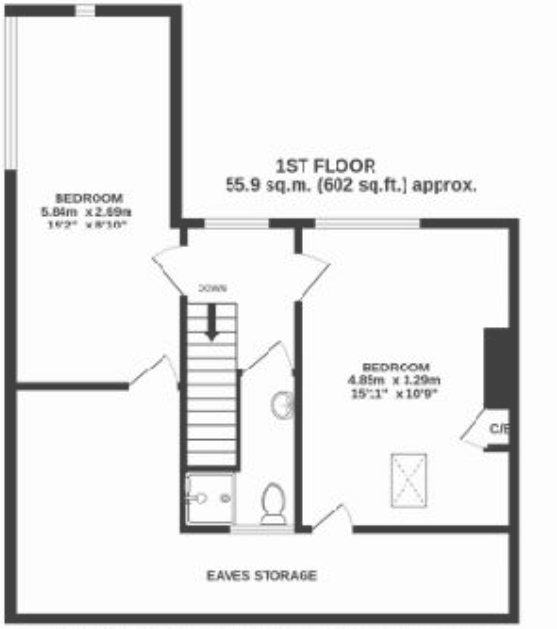
Blue Waters represents an increasingly rare opportunity to acquire a substantial period coastal home in a prime Polzeath setting. Rich in character, blessed with extraordinary views and held within the same family for decades, it is a property that captures the essence of traditional Cornish seaside living while offering tremendous potential for future generations to enjoy.

Blue Waters occupies an enviable position within one of Cornwall's most sought-after coastal destinations. Renowned internationally for its surfing, Polzeath offers a spectacular expanse of golden sand, dramatic Atlantic scenery and a vibrant yet relaxed seaside atmosphere that attracts visitors throughout the year. The beach is famed for its long, rolling waves, making it one of the UK's premier surfing locations for both beginners and experienced surfers alike. At low tide, families can enjoy exploring the fascinating rock pools that fringe the shoreline, while the vast sandy beach provides endless opportunities for recreation and relaxation.

The village itself offers an excellent range of amenities including popular cafés, restaurants, traditional public houses, convenience shopping, surf schools and independent boutiques, creating a lively and welcoming community throughout the seasons.

For those who enjoy the outdoors, the South West Coast Path is readily accessible and provides some of the most spectacular walking routes in the country. From here, breathtaking coastal walks lead across the National Trust-protected headlands of Pentire Point and The Rumps, offering panoramic views across the Atlantic coastline. Alternatively, the path follows the shoreline around to the beautiful sandy beaches of Daymer Bay and the prestigious waterside village of Rock, renowned for its sailing, watersports and excellent dining. Combining world-class surfing, exceptional natural beauty and an outstanding coastal lifestyle, Polzeath remains one of the most desirable seaside destinations in the South West.

To find Blue Waters, From the beach at Polzeath, drive up the hill on the western side of the bay. Proceed past Wentworth Close on the left-hand side and then take the next right into Francis Road. Drive through Francis Road as it becomes High Cliff, bearing right as the road curves and continuing downhill. Curlew will be found on the right-hand side and, immediately beyond, a narrow private track leads to Blue Waters. The postcode for satellite navigation is PL27 6TN. What3words: sizing.emulated.pigment



TOTAL FLOOR AREA : 169.8 sq.m. (1828 sq.ft.) approx.

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