

LOWER FARM

DAYMER BAY



JB ESTATES

EST. 1971

Lower Farm Daymer Lane Cornwall, PL27 6SA

A stunning 4-bedroom former farmhouse set in an enviable coastal position on Daymer Lane, just a 300 yard walk to tranquil Daymer Bay. Surrounded by a generous garden with far-reaching views of the Camel Estuary, St Enodoc Church the North Cornwall countryside.

- Highly sought-after position within striking distance of Daymer Beach
- Former farmhouse steeped in history, dating back to the 17th century
- Master en-suite, 3 further bedrooms and a family bathroom
- Estuary glimpses from the first floor
- Large garden with patio and single garage as well as off-road parking for multiple vehicles
- Well-equipped kitchen with sitting room, reception room and dining room
- Currently a successful holiday let

Daymer Bay 300 yards, Polzeath 0.5 miles, Rock 2 miles, Wadebridge 7 miles, Bodmin Parkway Train Station 17 miles, Newquay Airport 19 miles, Truro 32 miles

Viewings by appointment only

Guide Price £1.5m

FREEHOLD





THE PROPERTY:

Located on the highly sought-after Daymer Lane with far-reaching view of the Camel Estuary and Brea Hill, this picturesque former farmhouse dates back to the 17th century and offers well-proportioned interiors throughout. Steeped in history, this unique property is one of the last remaining original farmsteads from Celtic times and once belonging to 90 acres of farmland in Trebetherick. Now providing an exciting opportunity for refurbishment, this 4-bed property is currently used as a successful holiday let that could easily be used as a main residence.

THE ACCOMMODATION:

GROUND FLOOR:

Entrance hall | Living room | Reception room | Kitchen | Dining room | Utility | W.C. | Shower Room

FIRST FLOOR:

Master en-suite bedroom | 2 double bedrooms one currently used as a family room | Single bedroom | Family bathroom

SERVICES:

Mains electricity and water. Night storage heaters. Private Septic tank.

OUTSIDE:

The property can be accessed via a large gate into the gravelled parking area for multiple vehicles. Surrounded by a well-manicured garden with a large patio terrace and a single garage.

CONTENTS:

Available by separate negotiation (excluding personal effects)







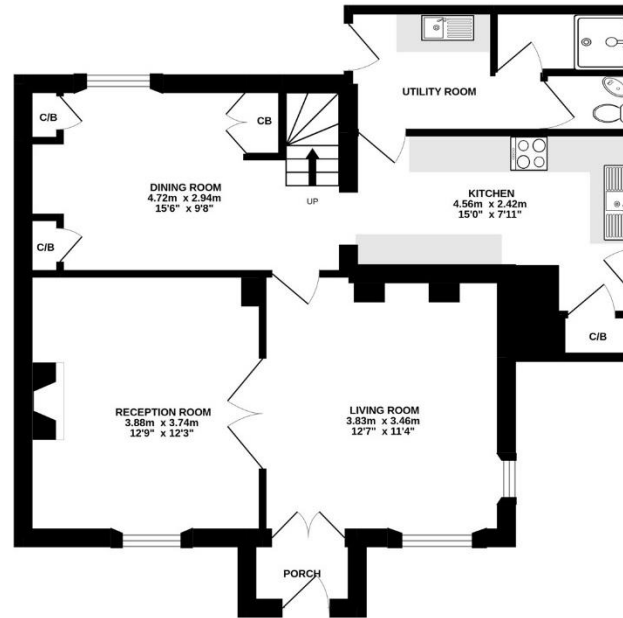
LOCATION

If you are looking for the perfect Cornish coastal home, then Lower Farm is a magical spot from which to explore everything the North Cornwall Coast has to offer. With the world class St Enodoc links golf course on your doorstep, and the Point at Polzeath you will be spoilt for golfing choice. From your doorstep, stroll down to the calm clear waters of Daymer Bay with its golden sandy beaches perfect for young children. Cruise around to Polzeath for more exhilarating waves and try your hand at surfing, body boarding or stand up paddle boarding. Just a few minutes' drive away lies the water sports hub of Rock where you can sail, waterski and paddle board; hire a motor boat, book a fishing or pleasure boat trip or sign up for dinghy lessons. Hop onto the Padstow ferry to experience the busy fishing harbour, cafes, galleries and shops.

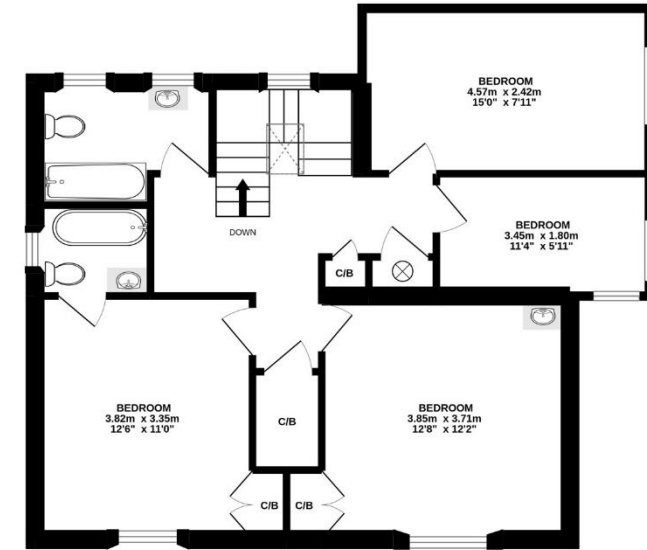
An excellent range of restaurants are within easy reach Rick Stein's and Paul Ainsworth's' No 6 in Padstow, Nathan Outlaw in Port Isaac and The Mariners in Rock. The ferry and water taxi make travelling to Padstow easy and enjoyable. Most everyday shopping requirements can be met locally but the market town of Wadebridge, with an inspiring collection of independent shops, is around seven miles.



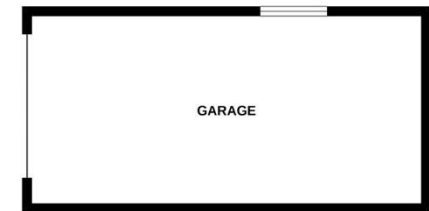
GROUND FLOOR
69.9 sq.m. (753 sq.ft.) approx.



FIRST FLOOR
71.1 sq.m. (765 sq.ft.) approx.



GARAGE
17.6 sq.m. (190 sq.ft.) approx.



TOTAL FLOOR AREA : 158.7 sq.m. (1708 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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