



Bond
Oxborough
Phillips

Changing Lifestyles

Penmarie,
Pendoggett
PL30 3HH



BRITISH
PROPERTY
AWARDS

2023

★★★★★

GOLD WINNER

ESTATE AGENT
IN WADEBRIDGE
& ROCK



Guide Price - £875,000



Changing Lifestyles

01208 814055

Penmarie, Pendoggett, PL30 3HH



A breathtaking coastal home with spectacular sea views, a large private garden, and live-approved planning permission for future development – the perfect blend of tranquility and opportunity."

- Impressive Detached Coastal Property
- Family Bathroom & Master En-Suite
- Stunning Sea Views
- Spacious Kitchen/Dining Room
- Practical Utility Room
- Large Private Rear Garden
- Off-Road Parking for Multiple Vehicles
- Popular Coastal Location
- Living Planning Permission (PA23/02367)
- Detached Single Garage
- Raised Rear Terrace
- Council Banding - TBC
- EPC - D



Penmarie is a stunning 4-bedroom detached coastal home with breathtaking sea views, a large rear garden, and a rear raised terrace. The property also comes with live-approved planning permission for a 4-bedroom detached dwelling in the rear garden (PA23/02367), offering exciting future potential.

Located near the charming villages of Port Isaac, Port Gaverne, Rock, and Polzeath, this home combines contemporary living with endless possibilities.

Upon entry, you're welcomed into a spacious hallway that sets the tone for the home. The hallway provides access to a convenient downstairs bathroom, ideal for washing off after a day's exploration along the stunning North Coast. To the right, you'll find a triple-aspect living room, flooded with natural light and offering ample space for furnishings. The trendy wood-burning stove creates a cosy atmosphere, perfect for relaxing in the evenings.

Beyond the living room is the sunroom/snug, a delightful space offering the perfect place to unwind. The sunroom provides direct access to the large raised rear patio through floor-to-ceiling sliding doors, showcasing stunning views of the rear garden and the sea beyond.

Moving further through the home, you'll discover two generous ground-floor double bedrooms, each featuring large bay windows that bring in plenty of natural light. One of these bedrooms offers access to the loft space, which already includes Velux windows and presents the potential for a loft conversion, subject to the correct permissions.

The heart of the home is the spacious kitchen/dining room. This modern space, complete with a central island, offers an excellent area for meal prep with plenty of worktop space and contemporary appliances. The dining area is large enough to accommodate a 10-seater table, making it ideal for family gatherings. From the kitchen, there's also access to the rear terrace, creating an easy flow for alfresco dining. Adjacent to the kitchen/dining room is a large utility space, perfect for white goods, as well as a shower room for added convenience.

Upstairs, you'll find two more double bedrooms, including the master suite – a true standout. This spacious room features a Juliet balcony, dual aspect windows, and ample floor space. The private ensuite is a haven of relaxation, with a freestanding bath offering jaw-dropping sea views, a shower, WC, and basin. A further modern bathroom completes the first floor.

Externally, Penmarie sits on a vast plot with parking for multiple vehicles, a detached single garage for additional storage, a large private rear garden, and a hot tub room. The garden provides a tranquil retreat, and the live-approved planning permission for a 4-bedroom detached dwelling in the rear garden offers exciting future possibilities for further development.

Constructed in the 1930s from block cavity and render under a tiled roof, Penmarie underwent significant renovations in 2016, including rewiring, replumbing, and replastering. The kitchen and bathrooms were also completely updated, along with the installation of a new boiler and water system.

Penmarie is ideally located close to the picturesque villages of Port Isaac, Port Gaverne, Rock, and Polzeath, offering a perfect balance of peaceful living and easy access to local amenities.

This is a fantastic property with endless potential and is an opportunity not to be missed.



Changing Lifestyles

Pendoggett is a charming and tranquil village nestled on the rugged North Cornwall coast, offering a perfect blend of peaceful countryside living and easy access to the stunning coastline. Situated just a short drive from the picturesque fishing village of Port Isaac, Pendoggett enjoys a secluded yet accessible location, making it an ideal base for those who wish to experience the natural beauty of Cornwall.

The village is surrounded by lush countryside, providing ample opportunities for outdoor activities, including scenic walks, cycling, and nature exploration. The nearby beaches of Port Gaverne, Polzeath, and Trebarwith Strand are all within a short drive, offering excellent spots for surfing, swimming, or simply relaxing by the sea.

Pendoggett itself is a peaceful village with a welcoming community, providing a serene atmosphere away from the hustle and bustle of everyday life. The village is well-connected to nearby towns, including Wadebridge and Camelford, which offer a range of local amenities, shops, and schools, ensuring that everything you need is within easy reach.

With its idyllic setting, Pendoggett is a hidden gem on the Cornish coast, perfect for those seeking a quiet retreat with access to the beauty and attractions of this stunning part of the world.



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Floor 1

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