



Bond
Oxborough
Phillips

Changing Lifestyles

Swallows Rest

St Minver

PL27 6RD



BRITISH
PROPERTY
AWARDS

2023

★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN WADEBRIDGE
& ROCK



Guide Price - £895,000



Changing Lifestyles

01208 814055

Swallows Rest, St Minver, PL27 6RD



Swallows Rest - An Exceptional Countryside Retreat with Coastal Proximity

- Four-bedroom detached bungalow
- Set on a generous 1.33-acre plot
- Located on the outskirts of St Minver, short drive to Polzeath
- Open-plan kitchen and dining room with countryside views
- Sunroom-style dining area flooded with natural light
- Large extended living room with bi-fold and French doors
- Impressive master suite with walk-in wardrobe and luxury en-suite
- Utility room and internal access to double garage
- Two fenced and gated paddocks
- Private driveway with ample parking
- Far-reaching views across St Minver and towards Polzeath
- Council Banding - D
- EPC - C



Swallows Rest is an immaculately presented and generously proportioned five-bedroom detached bungalow, set within approximately 1.33 acres on the peaceful outskirts of St Minver. Offering around 2,600 sq ft (240 sq m) of light-filled, versatile living space, this exceptional home enjoys an idyllic rural setting just minutes from the sought-after North Cornwall coast, with Polzeath and Rock both within easy reach.

Upon entering, you are greeted by a spacious central hallway that sets the tone for the rest of the home—bright, welcoming, and thoughtfully designed. To the right, a well-appointed double bedroom adjoins a stylish Jack and Jill bathroom, featuring a modern shower, WC, and basin, making it ideal for guests or multigenerational living.

A set of double doors draws you into the heart of the home: a striking open-plan kitchen, dining, and sunroom area. Perfect for entertaining or unwinding, this expansive space is fitted with modern integral appliances, ample worktop space, and enjoys panoramic views over the rear garden and the surrounding countryside, with far-reaching vistas stretching across St Minver towards Polzeath.

Adjacent to the kitchen, a practical utility room leads to an additional ground-floor shower room and WC, ideal after returning from a coastal walk or beach day. This space also offers internal access to the large double garage, adding convenience and functionality.

A further set of double doors from the hallway leads into the standout feature of the home: the extended living room. Enhanced by bi-fold and French doors, as well as multiple windows, this spacious room is flooded with natural light and offers seamless indoor-outdoor living—perfect for family life or entertaining on a larger scale.

Continuing through the hallway, you'll find another generously sized double bedroom and, further along, the grand master suite. This tranquil retreat boasts dual-aspect windows, a private walk-in wardrobe/dressing room, and a luxurious en-suite bathroom with separate bath, large walk-in shower, WC, and basin.

Upstairs, a landing area leads to a well-proportioned double bedroom featuring a walk-in wardrobe, offering excellent storage or dressing space. Adjacent to this is a spacious games room, providing a flexible area for recreation, hobbies, or conversion to additional accommodation if desired. Both rooms benefit from Velux windows, filling the upper floor with natural light.

Outside, Swallows Rest truly excels. The home is set within beautifully maintained gardens that wrap around the property, offering privacy and a wonderful space for outdoor living. Two fenced and gated paddocks provide excellent opportunities for equestrian use, hobby farming, or simply enjoying the open space. A private driveway accommodates multiple vehicles, ensuring convenience and seclusion.

Notably, the property is equipped with a 4kW solar panel system, generating in excess of £2,200 per annum, offering impressive energy efficiency and income potential. The home is also future-proofed with a full fibre FTTP broadband connection, perfect for home working, streaming, or smart home integration.

Changing Lifestyles

St Minver is a charming village located in North Cornwall, set in a peaceful and scenic position just inland from some of the area's most sought-after coastal destinations. Surrounded by beautiful countryside, St Minver offers a true sense of community while still being within easy reach of the stunning North Cornish coastline.

The village sits just a short drive from Rock, a popular and upscale waterside destination known for its sailing, water sports, and excellent dining scene. From Rock, a short ferry ride takes you across the estuary to the historic fishing town of Padstow. Also nearby is Polzeath, famed for its impressive surfing beach, coastal walks, and vibrant seaside atmosphere, making it a favourite for families and outdoor enthusiasts alike.

St Minver strikes an ideal balance between tranquil rural living and access to the very best of Cornwall's north coast. With its proximity to sandy beaches, scenic walks, and renowned local attractions, it's no surprise that the area remains highly desirable both as a full-time residence and a holiday destination.



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Changing Lifestyles



Floor 0



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