



# ESTUARY ESTATES

| ROSINA SHEPHERD NAEA |

## PROPERTY GUIDE | AUTUMN 2018



### LAND FOR SALE £2,500,000

**TREBETHERICK, CORNWALL | WEBSITE REF: ID-165**

UNIQUE OPPORTUNITY FOR AN EXCITING NEW DEVELOPMENT IN TREBETHERICK FOR EIGHT DETACHED RESIDENTIAL HOUSES WITH DETAILED PLANNING PERMISSION. THE PLANNING IS FOR ECO HOUSES WHICH HAVE BEEN SYMPATHETICALLY DESIGNED TO BLEND HARMONIOUSLY IN THIS MUCH SOUGHT AFTER AREA.

The planning allows for demolition of the existing Fore Dore Residential Home. Planning was granted 27th April 2018 under Planning Application PA17/02538.



### NEW POLZEATH £1,250,000 SHARE OF FREEHOLD

**NO. 1 CRANFIELD  
ATLANTIC TERRACE, NEW POLZEATH  
WEBSITE REF: ID-134**

ENTRANCE HALL | KITCHEN  
SITTING ROOM/DINING AREA | 3 BEDROOMS  
1 EN SUITE BATHROOM | BATHROOM  
UTILITY/CLOAKROOM | PATIO | GARDEN



### ROSERROW £595,000 FREEHOLD

**GODOLPHIN, ROSERROW, ST MINVER**

**WEBSITE REFERENCE ID-162 | INCLUDING CONTENTS**

OPEN PLAN DINING ROOM/SITTING ROOM/CONSERVATORY  
KITCHEN UTILITY ROOM | SHOWER ROOM  
4 BEDROOMS | (1 EN SUITE BATHROOM) BATHROOM  
GARAGE | GARDEN | PATIO | PARKING



### TREBETHERICK, NR POLZEATH OIRO £550,000 FREEHOLD

**TREBETHERICK, NEAR POLZEATH, WADEBRIDGE  
WEBSITE REFERENCE ID-146**

PLOT WITH PLANNING CONSENT FOR AN ECO HOUSE WITH 4 BEDROOMS AND LOVELY RURAL VIEWS. LOCATED WITHIN EASY WALKING DISTANCE OF POLZEATH BEACH AND AMENITIES. ARTIST IMPRESSION AND PLANS CAN BE FOUND ON THE WEBSITE.

Rare opportunity to purchase a unique, secluded large plot situated in a very special part of Trebetherick on the East side of the road that links Polzeath to Trebetherick and is accessed via a private road in the form of a cul-de-sac.



**VILLA 16, ST. MORITZ GARDEN VILLAS  
OIEO £395,000 LEASEHOLD**

ROSCARROCK, VILLA 16, ST MORITZ GARDEN VILLAS,  
TREBETHERICK, WADEBRIDGE

WEBSITE REF: ID-164 | INCLUDING CONTENTS

KITCHEN | OPEN PLAN SITTING ROOM/DINING  
ROOM | 2 BEDROOMS | SHOWER ROOM  
BATHROOM | UTILITY ROOM | SUN BALCONY  
GARDEN | PARKING | SOLAR PANELS



**VILLA 3, ST. MORITZ GARDEN VILLAS  
£395,000 LEASEHOLD**

TREWASSA, VILLA 3, ST. MORITZ GARDEN VILLAS,  
TREBETHERICK, WADEBRIDGE

WEBSITE REF: ID-161 | INCLUDING CONTENTS

HALL | 2 BEDROOMS (1 EN SUITE BATHROOM,  
1 EN SUITE SHOWER ROOM)  
OPEN PLAN SITTING ROOM/DINING ROOM  
KITCHEN | UTILITY | GARDEN & PATIO  
SUN BALCONY | PARKING.



**ROSERROW £395,000 FREEHOLD**

WEDGE COTTAGE, ROSERROW, ST MINVER  
WEBSITE REFERENCE ID-152

INCLUDING CONTENTS

PLAN KITCHEN/DINING AREA/SITTING ROOM  
2 BEDROOMS | 1 EN SUITE BATHROOM  
1 EN SUITE SHOWER ROOM  
GALLERY LANDING (CURRENTLY USED AS BEDROOM 3)  
UTILITY ROOM/SHOWER ROOM | GARDEN | PARKING



**DELABOLE LAND £275,000 FREEHOLD**

HOLMESTEAD, VELL LANE, DELABOLE  
WEBSITE REFERENCE ID-141

Outline planning permission for 4 individual detached,  
4 bedroom properties with gardens, under planning  
application pa15/00886. The planning permission is  
granted for demolition of existing property and erection of  
4 detached dwellings and associated landscaping work.  
The cost of demolition will be taken into account for the  
first purchaser.

Holmestead is in a lovely location conveniently situated  
within walking distance of the village amenities and within  
a short drive to the spectacular North Cornwall coastline.



**ROSERROW NEAR POLZEATH £275,000  
999 YEAR LEASE AND SHARE OF THE FREEHOLD**

ST ANDREWS COTTAGE NO. 37 ROSERROW  
WEBSITE REF: ID-121

St Andrews has a 999 year lease and a share of the  
freehold with the adjoining property

OPEN PLAN KITCHEN/DINING AREA/SITTING ROOM  
2 BEDROOMS EN SUITE SHOWER ROOM | BATHROOM  
SUN BALCONY | SHARED GARDEN & PATIO  
GARAGE | PARKING



**EDMONTON, WADEBRIDGE £150,000 LEASEHOLD**

INCLUDING CONTENTS

NO 1 THE QUARRYMANS, EDMONTON, WADEBRIDGE  
WEBSITE REF: ID-143

OPEN PLAN KITCHEN/DINING ROOM/SITTING  
ROOM | 2 BEDROOMS | SHOWER ROOM  
COMMUNAL GARDEN | PARKING  
HOLIDAY HOME RESTRICTION



**BODMIN £60,000 FREEHOLD**

71 FORE STREET, BODMIN  
WEBSITE REF: ID-150

INVESTMENT OPPORTUNITY TO PURCHASE A  
SITE IN THE CENTRE OF BODMIN TO BUILD  
RESIDENTIAL FLATS.



**ESTUARY  
ESTATES**

ESTATE AGENTS

FOR A FREE MARKET APPRAISAL

PLEASE CONTACT

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MORE DETAILED PROPERTY PARTICULARS: [WWW.ESTUARYESTATES.CO.UK](http://WWW.ESTUARYESTATES.CO.UK) OR PLEASE TELEPHONE 01208 863399

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