

THE MODERN HOUSE



Polzeath, Cornwall
From £595,000 Licence

The Point

This collection of beautifully crafted holiday homes designed by KOTO lies in a picturesque pocket of the Polzeath hills, a 15-minute walk from the beach in a sought-after position on the north Cornwall coastline. Set in four acres of gardens sympathetically landscaped by Chelsea gold-winner Darren Hawkes, the house's spaces have been designed to connect symbiotically with the natural landscape, while the dramatic pitch of the rooflines, and silhouettes of blackened larch, strike deftly against the skyline. Two three-bedroom cabins are currently available onsite alongside bespoke cabins available to order to specification.

Please note Cabins 13, 17 and 7 are sold. Plot 14 is now reserved.

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Each cabin is sold fully furnished, with an exclusive selection of Scandinavian lighting and furniture pieces from Bolia included in the price; upgrade packages are also available. Decked terraces and courtyards offer private outdoor space and each cabin has two allocated parking spaces. Residents will also have access to the excellent leisure facilities at The Point, just a five-minute walk away, including the golf course, swimming pool, spa, tennis and padel courts, bar and restaurant. During vacant periods, the cabins offer the potential for significant sublet income; details of projected rental yields can be shared on request. The location is excellent for easy access to Polzeath Beach and the extensive cycling, running and hiking trails through the surrounding countryside and along the South West Coast Path.

The cabins are sold under a 90-year license. There will be no stamp duty due, or conveyancing required.

The Architect

Founded by Theo Dales and Jonathon and Zoe Little, KOTO specialises in architect-designed modular housing and cabins – a modern and sustainable alternative to conventional housing in the UK, Europe, and the USA. Combining subtle luxury with sustainability, every KOTO home has been beautifully crafted to the highest standards and with the utmost respect for the environment.

Environmental Performance

Energy efficiency is integral to design and production, with each cabin built almost entirely from sustainably sourced timbers and with excellent levels of insulation. Thoughtfully designed to blend into the landscape, the external cladding is of blackened British larch, a naturally durable softwood. Carbon dioxide is captured in the fabric of the building and actively removed from the atmosphere.

Each cabin has been created specifically for this site, where picture windows give views to the north and limit solar gain from the sun to the south. The airtightness, glazing, heat and power systems are designed to reduce incoming noise and make efficient use of day-to-day energy, while hot water requirements are served by a FlexTherm thermal battery. More information about the cabins' environmental performance is available upon request.

The Tour

Designed exclusively for The Point, positioning and site planning for each of the cabins has been carefully considered, maximising the excellent vistas across the surrounding coast and countryside landscape while ensuring optimal privacy. Private parking areas lie adjacent to each site with glass doors forming the entrance, leading through to the beautifully light open-plan living spaces.

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Following one of two layouts – ‘Rumps’ or ‘Rock’ – each cabin has three double bedrooms and two bathrooms, with internal living areas of approximately 1,100 sq ft spanning a single storey. Drawing inspiration from KOTO’s passion for Scandinavian simplicity and Japanese design, distinct architectural profiles are punctuated with geometric fenestration, with the pitch of the rooflines defining the dynamic volume of each interconnected living space. Set in natural contrast to the bold black exterior, soft, earthy tones create a calm, quiet energy throughout the interior spaces, with sleeping areas subtly defined by a soft variation in the wall colour. A thoughtful selection of Scandinavian furniture by Bolia has been carefully curated by Koto Living to provide a pared-back material and textile palette, creating a pleasing aesthetic continuity throughout.

The existing cabins have varying finishes and fittings, dependent on specification and upgrades. Pale timber flooring runs underfoot, and huge picture windows are strategically placed to invite an exceptional quality of natural light and plenty of warmth through the course of the day, enjoyed from the deep window seats. Modern kitchen areas are defined by clean lines of bespoke cabinetry, neatly housing appliances, with a separate utility space positioned adjacent to the kitchen. Living areas are arranged in a social, versatile layout, with expanses of glazing visually connecting the interior and exterior spaces. The three bedrooms are generous in proportion and rational in layout, with an excellent provision of built-in storage areas. The main bedroom has an en suite bathroom in addition to the central bathroom, where deep skylights invite the sun and moonlight to pour through.

Outdoor Space

Private decked terraces and courtyards form the perimeter of each cabin. Outdoor spaces have been orientated to follow the course of sunlight through day into evening, with plenty of space outside to enjoy a morning coffee, evening sundowner, or summer supper. Wood-fired hot tubs for the private decked terraces can also be ordered as part of upgrade packages.

Set in around four acres of sympathetically landscaped grassland designed by Cornwall-based Chelsea gold winner Darren Hawkes, the overall setting has been exceptionally well-considered. Carefully designed to encourage the natural biodiversity of the site, the planting scheme blends harmoniously with the local vernacular, with 400 metres of traditional stone walling defining a calm journey of walkways through Cornish wildflowers, grasses, and a plethora of indigenous plants, trees and shrubs. The tops of the stone walls will be seeded with a grass and wildflower mix creating an informal colourful backdrop to views from the large cabin windows. The boundary hedgerows will be left undisturbed and grounds will be fully maintained by the team at The Point.

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A five-minute walk from the bar and restaurant, residents can enjoy access to the health club facilities, swimming pool and onsite activities, golf club membership, tennis and padel courts and fitness classes.

Please note, landscaping is currently in development and the landscaping illustrated in exterior images has been computer-generated.

Area Guide

The site lies one mile from The Camel Estuary and a 15-minute walk from Polzeath beach, just east of Trebetherick in Cornwall, surrounded by open fields with far-reaching views of the sea, ideal for a restful retreat. The area offers extensive cycling, running and cycling routes as well as beautiful hiking trails along the South West Coast Path.

Polzeath is a popular beach in the area, renowned for surfing. There is a plentiful offering of independent shops, bars, cafés and restaurants including The Mowhay, Surfside and The Cracking Crab. Further south is the picturesque village of Rock and to the north east, Nathan Outlaw's two-Michelin-starred restaurant can be found in the historic fishing village of Port Isaac.

Well-loved as a community-driven Cornish town, Wadebridge is around 15 minutes by car. The town has a good selection of independent shops including two butchers and a fishmonger, and plenty of restaurants and cafés. There is also a cinema, a library, a sports centre and generous green open spaces, play parks and a skate park.

The sought-after town of Padstow can be reached by ferry from Rock, which is under ten minutes by car. It offers an excellent selection of fresh seafood restaurants, cafés and bars, including Rick Stein's Seafood Restaurant, Paul Ainsworth at No6 and Prawn on the Lawn. The Pig Hotel at Harlyn Bay is also nearby, and for a pit-stop on route from London, Coombeshead Farm, has an excellent menu defined by its nose-to-tail approach to eating. The geodesic biome domes at the Eden Project, designed by Nicholas Grimshaw in the late nineties, is around 35 minutes drive to the south.

Communications to Cornwall have vastly improved over recent years, with the A30 dual carriageway just north of Truro giving fast access to the M5 motorway at Exeter. Bodmin is the nearest train station (approximately 40 minutes by car) with direct trains to London in under four hours. Cornwall Airport (Newquay) also provides regular shuttle flights to London Gatwick, Stansted and many other seasonal European destinations.

Council Tax: N/A but rates will be due, estimated at £500 per year. Site Fee: £8,000 p/a, includes grounds maintenance, water, sewerage, waste management, broadband, use of leisure facilities at The Point, and two golf club memberships. Excludes use of electricity which is charged independently according to use.

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About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.