

Windyflow

ROCK




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ESTATE AGENTS



- **Centrally Located in the Highly Desirable Coastal Village of Rock**
- **Substantial Plot of Approximately 0.35 Acres**
- **Currently a Three Bedroom Detached Dwelling**
- **Separate Living, Dining Room & Fitted Kitchen**
- **Attached Garage**
- **Exceptional Potential for Renovation or Complete Redevelopment**
- **Close to Beaches of Polzeath & Daymer Bay**



Occupying a prominent and central position in the highly desirable coastal village of Rock, Windylow is a detached residence set within an attractive and hugely substantial plot of approximately 0.35 acres.

Currently configured as a three bedroom private home, the property presents an exceptional opportunity for full renovation or comprehensive redevelopment, subject to obtaining the necessary planning permissions. The generous plot and prime location offer superb potential for creating a contemporary coastal residence or multiple dwellings, making it an appealing prospect for both developers and private buyers.



The ground floor features a welcoming living room with an open fireplace, a separate dining room ideal for family gatherings and a fitted kitchen offering scope for modernisation or reconfiguration. There is a ground floor double bedroom and a convenient cloakroom. Upstairs are two well proportioned double bedrooms served by a family bathroom.

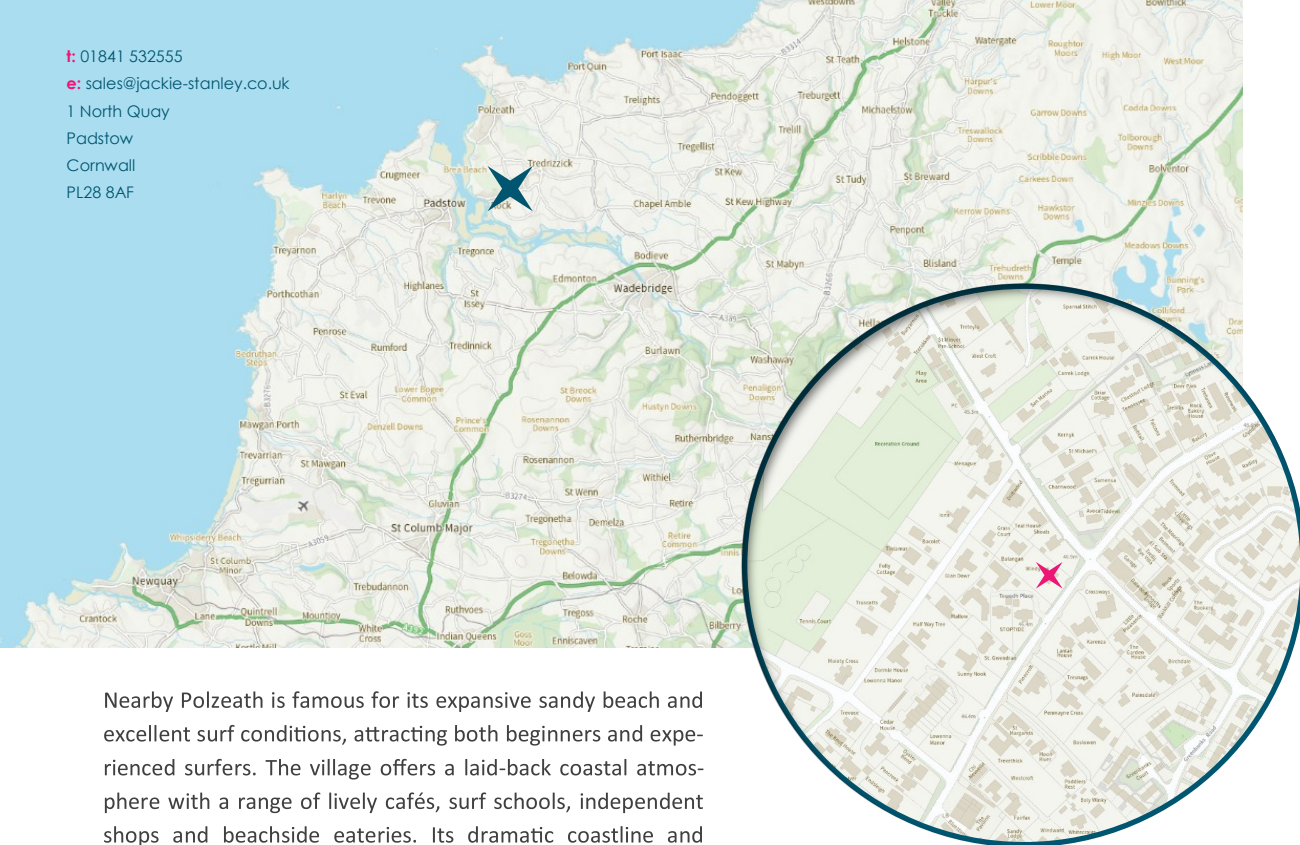
The expansive gardens and grounds provide ample space for driveway parking with access to the attached garage. The plot extends to approximately 0.35 acres and incorporates a swathe of lawn with mature and established shrub and tree boundaries.

The potential for extension or redevelopment is strong, subject to planning consent. This is a rare opportunity to acquire a property with exceptional potential in one of North Cornwall's most sought-after locations, within easy reach of local amenities, the Camel Estuary, and the area's renowned sandy beaches.

Windylow, Rock Road, Rock PL27 6NP £850,000 guide



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Nearby Polzeath is famous for its expansive sandy beach and excellent surf conditions, attracting both beginners and experienced surfers. The village offers a laid-back coastal atmosphere with a range of lively cafés, surf schools, independent shops and beachside eateries. Its dramatic coastline and scenic walking routes along the South West Coast Path make it a favourite destination for outdoor enthusiasts.

Daymer Bay, nestled between Rock and Polzeath, offers a more tranquil setting with a sheltered sandy beach and calm, shallow waters, perfect for swimming, paddleboarding and family days by the sea. Surrounded by rolling dunes and overlooked by St Enodoc Church—resting place of poet Sir John Betjeman—Daymer Bay is a peaceful and picturesque spot, ideal for those seeking a quieter slice of the coast.

Together, Rock, Polzeath and Daymer Bay provide an enviable combination of coastal charm, outstanding natural beauty and a relaxed yet sophisticated lifestyle, making the area one of the most desirable residential and holiday destinations in the South West.

Services to the property include mains water, electricity and drainage. EPC rating D. Council tax band E. Ofcom suggest superfast broadband availability. Ofcom suggest 5G mobile coverage.

To find Windylow, follow the B3314 from Wadebridge signposted to Rock. Follow this road for approximately three miles and then take Keiro Lane on the left signposted to Rock. Upon entering Rock, follow the main road in and pass Trewiston Lane on your right and St Minver School on the left. Drive into the heart of Rock and Windylow can be found on the right hand side just after the petrol station. The postcode for satellite navigation is PL27 6NP. What3words: limit.scramble.untrained

Windylow is ideally situated in one of North Cornwall's most sought-after coastal regions, renowned for its stunning scenery, outdoor lifestyle and exceptional leisure amenities. The village of Rock, just moments away, is celebrated for its sailing and watersports on the beautiful Camel Estuary. The area boasts a thriving community with a selection of boutique shops, artisan cafés, fine dining restaurants and the world-famous St Enodoc Golf Club. A regular foot ferry connects Rock to the vibrant fishing town of Padstow, adding to the area's year-round appeal.

