

ESTUARY
ESTATE



ESTATES
AGENTS

ROSINA SHEPHERD NAEA

01208 863399

WWW.ESTUARYESTATES.CO.UK



**IDLE ROCK, ROSERROW/THE POINT, NR POLZEATH
£595,000 FREEHOLD**

INCLUDING CONTENTS

IDLE ROCK, ROSERROW/THE POINT, NR POLZEATH, CORNWALL PL27 6QT

End of terrace 2/3 bedroom property with enclosed garden, currently let on a holiday basis by the current owners located within walking distance of Polzeath beach.

OPEN 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 FOR TWO CARS

FOR DETAILED PROPERTY PARTICULARS: **ESTUARYESTATES.CO.UK** OR INFO@ESTUARYESTATES.CO.UK

Idle Rock is a high-quality property situated at **Roserrow/The Point** at **Polzeath**. The property is well presented with an attractive interior and has also been well maintained. Set in a pretty courtyard of properties similar in design with Cornish stone facing. All of the homes at **Roserrow** have been designed to compliment and blend harmoniously with their natural surroundings the surrounding land has been designated an area of outstanding natural beauty.

Roserrow is situated to the east of the **Camel estuary**, a mile from the famous beaches at **Polzeath** and **Daymer Bay** and a few minutes drive from the water sports haven of **Rock**. The land, in excess of 400 acres, was once an arable farm occupying a sheltered wooded valley. **Polzeath beach**, very popular with surfers, is only a 20 minute walk down the valley and there is also a footpath over the hill to **Daymer Bay**. **Polzeath** is a popular village with several shops including surf shops, restaurants, cafes, grocery store and a Post Office. The beach is large and sandy, watched over by lifeguards in the summer months, and is ideal for surfers of all abilities. The watersports haven of **Rock** is within easy driving distance. For more extensive shopping the town of **Wadebridge** offers all town amenities, including a cinema and leisure centre, and is approximately 6 miles away.

The Point at **Polzeath**, which is adjacent to the Roserrow development has wonderful facilities including an 18 hole golf course, tennis courts, a sports centre with an indoor swimming pool, spa, gymnasium, fitness studios, bar and restaurants.



ACCOMMODATION

ENTRANCE: Part glazed entrance door to:

HALLWAY: Attractive wood effect laminate flooring

Doors to:

SHOWER ROOM/UTILITY: Window to front. Separate shower enclosure fully tiled with electric shower, WC, pedestal wash hand basin, radiator, washing machine and tumble dryer, half wood panelled walls, wood effect laminate flooring

BEDROOM 1: Window to rear overlooking the garden, radiator and storage airing cupboard

Door leading to:

EN SUITE: Wood panelled bath with overhead shower, WC, pedestal wash hand basin, radiator, half wood panelled walls, wood effect laminate flooring

OPEN PLAN KITCHEN/DINING AREA/SITTING ROOM

Wood effect laminate flooring throughout

LIVING AREA: Spacious living area with French doors to garden and window to rear. Stairs to first floor with understairs cupboard. Open beamed high ceiling up to the mezzanine first Cornish stone fireplace with slate hearth and wooden mantelpiece and coal effect gas fire.

KITCHEN AREA: Window to front, range of wooden base units with tiled worktop with inset Belfast sink, integrated dishwasher, built in electric oven and electric hob with extractor fan, fridge, freezer, wall mounted Worcester gas fired boiler, part tiled walls, radiator

OPEN PLAN WOODEN STAIRCASE FROM LIVING AREA TO FIRST FLOOR

FIRST FLOOR

MEZZANINE Used as bedroom: Window to front, sloping ceiling over the living room, loft access, under eaves storage, storage cupboard with light, radiator

Door to:

BEDROOM 2: Window to rear, radiator

Door leading to:

EN-SUITE: Window to side, shower enclosure with electric shower, half wood panelling, WC, pedestal wash hand basin, radiator, wood effect laminate flooring

OUTSIDE

Parking in the courtyard for 2 cars.

GARDEN: Fully enclosed rear garden with lawn and patio, Cornish stone wall to side and gate, garden shed, front flower beds planted with shrubs on either side of front door

SERVICES: Mains water, electricity and drainage. LPG gas.



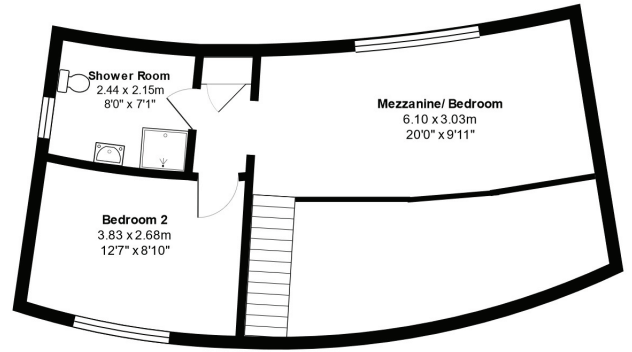
FLOOR PLAN

TOTAL AREA: 144.1 m² 1551 ft²

All measurements are approximate and for display purposes only.



GROUND FLOOR



FIRST FLOOR





POLZEATH BEACH

EPC ENERGY RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	54 E	
21-38	F		
1-20	G		

VIEWINGS: BY STRICT APPOINTMENT THROUGH ESTUARY ESTATES:
 TREBETHERICK HOUSE, TREBETHERICK,
 WADEBRIDGE, CORNWALL PL27 6SB
 TEL: **01208 863399** OR EMAIL: **INFO@ESTUARYESTATES.CO.UK**

GENERAL INFORMATION

Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

Money Laundering: We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service.

Agents Note: We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigation as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

Photographs: Please note all photographs are taken with a wide angle lens.