



# Treverrow Farm

Rock





## Location

Treverrow Farm is nestled within the serene hamlet of Porthilly just moments from the highly sought-after coastal village of Rock. With Padstow accessible via a charming pedestrian ferry and Polzeath within easy reach, the location offers a perfect blend of tranquillity and convenience. Lovers of nature and wildlife will appreciate the abundance of flora and fauna including regular sightings of deer, foxes and buzzards.

Rock is renowned for its exceptional outdoor leisure activities, including sailing, windsurfing and golf at the prestigious St Enodoc and Trevoise courses. The area also offers spectacular coastal walks providing panoramic views of Cornwall's rugged beauty. Nearby beaches such as Porthilly Beach, Daymer Bay, and Polzeath showcase stunning coastal scenery, ideal for relaxation and exploration.

The local culinary scene is equally impressive, featuring an array of outstanding restaurants and pubs. In Rock, The Mariners, St Enedoc Hotel, Fourboys and The Dining Room offer exquisite dining experiences on your doorstep. Other notable

establishments include Rick Stein's celebrated Seafood Restaurant and Paul Ainsworth's No.6 in Padstow, alongside his gastropub. Just up the coast in Port Isaac, Nathan Outlaw's Michelin-starred restaurant provides an unforgettable fine dining experience.

Beyond Rock, the property is conveniently located near Wadebridge, a charming market town brimming with independent shops, cafes, and eateries. Wadebridge serves as a central hub for the renowned Camel Trail, a scenic route perfect for cycling or walking, offering a unique way to explore north Cornwall's natural beauty.

Rock attracts visitors with its upmarket amenities, stunning sandy beach, and relaxed seaside atmosphere. The area is a haven for wildlife watchers and walkers, with scenic routes leading across the sand to Daymer Bay and Polzeath. Additionally, Rock is home to the historic St Enodoc Church, famously associated with poet Sir John Betjeman, and the legendary Doom Bar sandbank, steeped in Cornish folklore.





# Treverrow Farm, Porthilly, Rock, Wadebridge PL27 6JY

Set in an idyllic position within the breathtaking landscape of north Cornwall, close to Rock and enjoying stunning views over the beautiful countryside to the River Camel, this small estate is set within around 19 acres (four lots) providing a unique opportunity for improvement and development, whether through modernisation, expansion or bespoke enhancement.

A haven of tranquility and the first sale in 75 years.

## The property

- Available for the first time since 1950
- Small estate offering huge potential for improvement
- Stunning views over the surrounding countryside to the Camel Estuary
- Prime, elevated position enjoying both privacy and stunning panoramic views
- Rich history, formerly part of Bodmin Priory, with the original Walled Garden still intact
- Converted and rebuilt in 1988 and extended in 2005
- Generous grounds - circa 19 acres, divided into four lots featuring three paddocks and mature gardens.
- Flexible living spaces providing an adaptable layout catering to various accommodation needs
- Triple aspect kitchen / dining room featuring an AGA and enjoying access and views over the gardens
- First floor sitting room with sliding doors enjoying the views and access to the gardens
- Utility room
- Versatile accommodation - currently configured as four bedrooms and two bathrooms, with the option of a two-bedroom main residence plus an attached two-storey, one-bedroom annexe.

## The gardens, garage and parking

- Private countryside estate set  $\frac{3}{4}$  mile at the head of a secluded private track and drive
- Extensive grounds totalling around 19 acres
- Detached outbuilding incorporating garaging, gardeners WC, workshop and storage room
- Mature gardens surround the property with courtyard and walled garden
- Tractor shed and garage

Available as a whole or in 4 distinct lots - Please see plan for details.

Lot 1 - 11.22 acres: Paddock, house and gardens

Lot 2 - 1.15 acres: Rear paddock

Lot 3 - 4.77 acres: Driveway paddock

Lot 4 - 0.227 acres: Valley































### Tenure, services and material information

Freehold. Mains electricity, water and drainage. Oil fired AGA. LPG for annexe.

Council Tax: band E

Broadband: Full Fibre connection (source: <https://www.openreach.com/broadband-network/fibre-availability>)

**What 3 Words** /// rescuer.ladder.townhouse

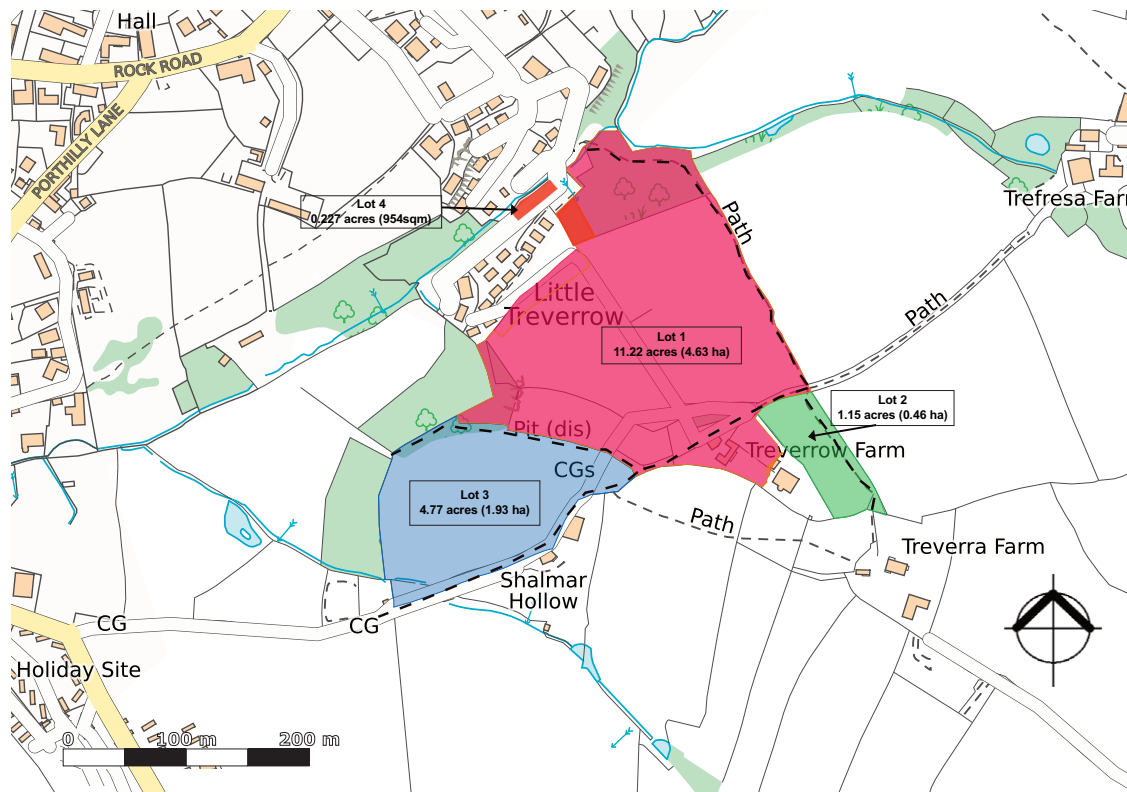
### Distances

Rock - 0.9; Daymer Bay - 2.8; Polzeath - 3.3; Wadebridge - 6.7; Bodmin Parkway Station - 17.2; Cornwall Airport - 19.5

(All distances are approximate and in miles)

### Directions

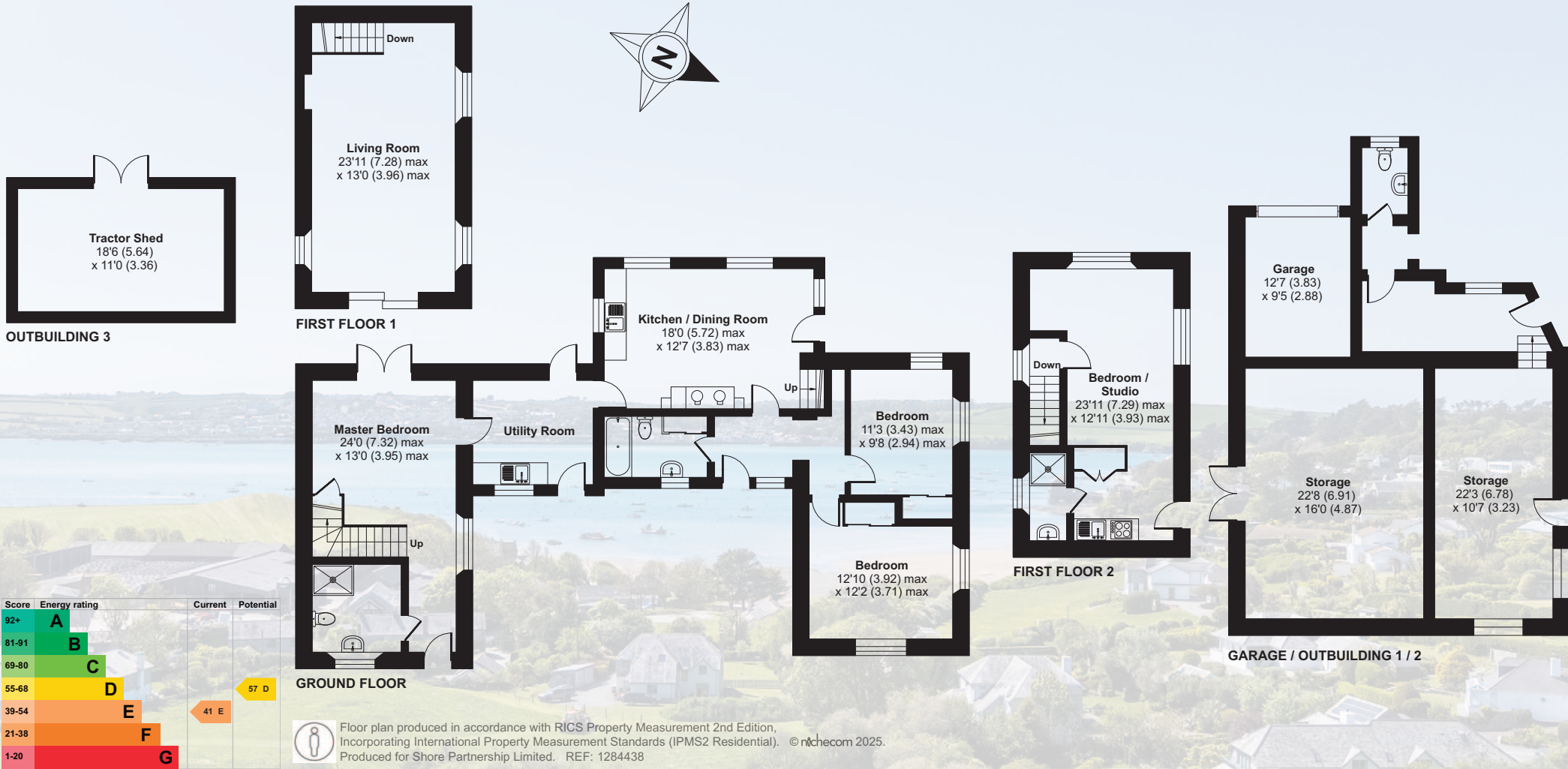
From Wadebridge, take the B3314 towards Rock and drive for 3.7 miles. Turn left onto Kerio Lane following signs for the St Enodoc Hotel and Sharps Brewery. Follow the road for 1.3 miles, then take a slight left, following signs to Rock. You'll pass the Pityme Inn—continue for another mile. Turn left opposite Rock Road Gallery (signposted Porthilly). Follow Porthilly Lane for 0.4 miles, then take the second track on the left over a cattle grid. Continue along the track for 350 yards. Follow the left-hand drive to the end of the driveway—Treverrow Farm is on the right.





# Treverrow Farm, Rock, Wadebridge, PL27 6JY

Main House = 1720 sq ft / 159.7 sq m  
Total = 2794 sq ft / 259.5 sq m (includes garage & outbuildings)  
For identification only - Not to scale



**FIXTURES & FITTINGS** Only those fixtures and fittings mentioned specifically in the sales particulars are to be included in the sale. All others (including light fittings not mentioned, furniture, garden furniture, garden ornaments etc) are not included but may be available by separate negotiation.

**IMPORTANT NOTICE** Shore Partnership, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Shore Partnership has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



WORLD LAND TRUST™  
www.carbonbalancedprinter.com  
Registration No. CBP2277

This brochure was produced and printed by BJ Press Ltd. a Carbon Balanced Printer registered with the World Land Trust.





**Ben Davies**  
Director



**Tim May**  
Director



**Ben Standen**  
Consultant

## WHERE YOU LIVE MATTERS

Telephone: 01872 484484  
Email: [contact@shorepartnership.com](mailto:contact@shorepartnership.com)

School House Office, Market Street,  
Devoran, Truro, Cornwall, TR3 6QA

