



# LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA10291

£1,995,000

Shores House,  
Shores Lane, Rock, Nr. Wadebridge, Cornwall, PL27 6LX

**FREEHOLD**



**A remarkable, detached, 6 bedroom family home, meticulously planned and designed to mimic an 18<sup>th</sup> Century Georgian Cornish manor house set within landscaped south west facing gardens and constructed with quality modern materials and finishes creating character and elegance in arguably the most sought after Cornish coastal resort of Rock.**





## **SUMMARY OF ACCOMMODATION**

**Ground Floor** Grand reception hall with symmetrical staircases ascending to a galleried landing above, sitting room, dining room, kitchen/breakfast room, shower room, drying store.

**First Floor** Principal bedroom with en-suite bathroom, guest bedroom with en-suite bathroom, 4 further double bedrooms, family bathroom, laundry, separate study/bedroom 7.

**Outside** Off-road parking, double integral garage, lawned front and back gardens with the front garden facing south west in a plot that extends to approximately  $\frac{1}{3}$  of an acre.



## **DESCRIPTION**

Shores House is an impressive reconstruction of an 18<sup>th</sup> Century Cornish manor house in the much sought after Georgian style. Shores House was meticulously designed, constructed and luxuriously equipped by an award winning team including 'ARCO2' architects, in 2006. The property was nominated, after its construction, for an RICS Sustainability Award and had the honour of being shortlisted.

The property is situated on a quiet residential road with its back to the road allowing the front garden to face south west enjoying sun throughout the day. The roadside boundaries



comprise high hedging affording an excellent degree of privacy with off-road parking for 2 cars and driveway access to an integral double garage.

The impressive main entrance to the house, comprises grand, hand carved granite pillars with slate flagged flooring approaching the front door. The reception hall has alternating slate and marble tiled mosaic flooring with two symmetrical mahogany staircases ascending to a double height galleried landing above with hardwood panelled doors opening onto the reception rooms and bedrooms.

The sitting and dining rooms both enjoy triple aspects, both have open fireplaces, handmade cornices and oak floors. The large kitchen/breakfast room is well equipped with oak cabinets, slate flagged flooring and a host of integrated appliances under an impressive, open beamed ceiling.

There is a wonderful feature to the breakfast bar which comprises three inset engraved slate tablets carrying a 19<sup>th</sup> Century recipe for crab Newburg.



Completing the ground floor is a shower room and drying cupboard with an inner lobby providing direct access to the integral double garage. The garage has double glazed sash windows to provide light and in one corner is an oil fired boiler to supply the underfloor heating throughout the ground and first floors.



The first floor galleried landing has oak flooring with doors radiating out to the principal and guest bedroom suites, 4 further double bedrooms and a well appointed family bathroom together with a separate study/bedroom 7. There is also a separate laundry room on the first floor with superb feature 'honesty panel' with a glazed front which shows the multi coloured sheep's wool insulation which has been installed throughout the house.

From construction, the attention to detail was exemplary and it was therefore little surprise that the property was nominated for awards. Notable features include handmade cornices and panelling to the walls, replicated period fireplaces and architraves, underfloor heating throughout both floors with each room separately thermostatically controlled and, we understand, insulation was provided throughout by the use of circa 2 tonnes of sheep's wool which, apparently, is many times more effective than many forms of standard insulation. Attention to detail is apparent by such things as the air vents for the fireplaces in the sitting room and the dining room being set into skirting boards so as to completely conceal them. The lighting throughout is subtle but effective, highlighting the prominent features within the property. All the rooms are beautifully light with double glazed sash windows providing many rooms with dual or triple aspects.



## **LOCATION**

Situated within the exclusive coastal resort of Rock which has been a national attraction since the 1920's and has now propelled itself into one of the most exclusive and expensive coastal resorts in the country. Shores House is situated on a quiet residential road within easy reach of the centre of Rock with all the amenities lying an easy walk away. Within easy walking distance is Porthilly Cove which is the nearest beach and there are further sandy

beaches running along the eastern side of the Camel Estuary before it empties into Padstow Bay. There are pontoon berths and boating facilities available in Rock itself and a passenger ferry will carry you across the river to the picturesque fishing village of Padstow, home to Rick Stein's restaurant, café and chef school. There are excellent bathing and surfing beaches on both sides of the estuary accessible by car or via the South West Footpath.

Rock enjoys excellent road links to the A30 (Cornwall's main arterial road) which connects north eastwards with Exeter where it joins the national motorway network or to the south west provides easy access to all of Cornwall's north and south coastal resorts and beaches. The A39 Atlantic Highway is a short drive away following the coast northwards into Devon accessing a variety of excellent beaches along the way and southwards provides easy access down to Cornwall Airport Newquay which provides daily shuttle flights to a variety of UK and European destinations.

The nearby town of Wadebridge straddles the upper reaches of the River Camel and provides an excellent array of family and national shops, whilst Rock and Padstow well for day to day shopping needs.



**N.B.** The furniture, fixture and fittings that currently grace the house may be available by separate negotiation if required.



**THE ACCOMMODATION COMPRISES**  
**(all floor plans and dimensions are approximate)**

Covered entrance with hand carved granite columns, slate flagged flooring and a part glazed wooden panelled door to:-

**RECEPTION HALL – 15'8" x 13'11"** A fantastic introduction to the house with doors off to both left and right into the reception rooms and a centrally are twin symmetrical staircases on either side of the hall, ascending to a large, octagonal galleried landing above, attractive white and black mosaic slate and marble tiled flooring, built-in understairs storage cupboards on either side, ceiling downlighters and spotlight points, twin double glazed sash windows overlooking the gardens.



**SITTING ROOM – 24'7" x 15'10"** Triple aspect with double glazed sash windows overlooking the gardens, dark oak flooring, beautiful built-in fireplace with white marble hearth and outer surround with ornamental timber framing and mantel above. Open fire grate and guard. Handmade wooden panelled walling, ornate corniced walling and ceiling light points, five wall light points, TV aerial point. Wall mounted thermostatic controls for the underfloor heating.





**DINING ROOM – 16'5" x 15'8"**

Triple aspect with double glazed sash windows overlooking the gardens. Beautiful built-in open fireplace with ornate slate inner surround, outer marble surround/hearth and timber mantel above. Attractive handmade wooden panelling to the walls, dark oak flooring, corniced ceiling. Wall mounted thermostatic controls for the underfloor heating.

At the back of the reception hall a pair of twin-opening hardwood panelled doors open onto the:-

**KITCHEN / BREAKFAST ROOM – 23'10 minimum x 12'5", divided into two distinct areas.**

**KITCHEN AREA** Superbly equipped with a range of oak fronted cabinets, with a comprehensive range of base level cupboards and drawers with feature exposed granite panels and tubular brushed stainless steel handles, with a further range of matching wall cabinets. Surrounding honed and polished granite worktop surfaces with tiled splashbacks, twin inset stainless steel sink units both with chromium, swan neck mixer taps above and draining boards on either side. Twin inset Zanussi four ring electric ceramic hob units with large Bosch illuminated extractor hood above finished in stainless steel and glass. A comprehensive range of built-in appliances comprising twin, side by side Bosch, fan assisted electric ovens/grills, Bosch microwave, full height integrated Bosch refrigerator, further integrated Bosch deep freeze, Baumatic espresso coffee maker, Bosch dishwasher, slide-out rubbish bin, deep range of cutlery and pan drawers beneath the hob units, slide-out corner carousel stainless steel shelved racks, slate flagged flooring, open beamed ceiling with an enormous central oak beam and cream painted joists with inset spotlight points. Dual aspect with large double glazed wooden framed sash windows overlooking the gardens, peninsula breakfast bar with oak fronted cabinets to the kitchen, honed and polished granite worktop surfaces and superb feature, three leaf slate tablet inset with subtle down-lighting, carrying a rediscovered 19th Century recipe for crab Newburg from Rick Stein, on the breakfast room side.



**BREAKFAST ROOM** Exposed oak flooring, open beamed ceiling with inset spot-light points, wall mounted thermostatic control for the underfloor heating, part double glazed wooden panelled door to the garden, twin opening wooden panelled doors to the entrance hall, further wooden panelled door to:-

**SHOWER ROOM – 8'7" maximum x 7'7"** Fitted with a white suite comprising a corner shower cubicle with glazed door and screens, feature slate wall panels and part ceramic tiled panels, built-in shower unit with chromium fittings. Raised low level wc, wall mounted wash hand basin, part-tiled walls with attractive contrasting black and white tiles and toiletry shelving, slate flagged floor, chromium radiator/towel rail, wall mounted electric shaver point, extractor fan, inset ceiling down-lighters, wall mounted thermostatic control for the underfloor heating.

Adjacent to the shower room and open-plan to the breakfast room is an inner hall with slate flagged flooring. Twin doors open onto a drying storeroom for wetsuits etc., with ceramic tiled flooring, part tiled walls, a wall mounted chromium radiator/towel rail and built-in hanging rails above. Adjacent to this cupboard is a pedestrian door into the garage.

From the reception hall, twin mahogany staircases both with scroll shaped mahogany handrails and newel posts with cream painted spindles, turn and ascend to a:-

**LARGE OCTAGONAL GALLERIED LANDING** Dark oak stained flooring, beautiful feature inset decoratively corniced centrepiece with central ceiling light rose and corniced surround, wall mounted thermostatic control for the underfloor heating, inset ceiling down-lighters and spotlights, two double glazed wooden framed sash windows overlooking the gardens. Etched glass panel illustrating 'Legend of Doom Bar', panelled wooden doors off to:-





**STUDY – 9'9" x 5'10"** Double glazed wooden framed sash windows on three sides and the one to the front providing lovely views over the garden, dark oak flooring, telephone point, TV/video aerial point, two inset ceiling downlighters and a ceiling light point. Beautiful feature etched glass panel illustrated the 'Legend of Doom Bar', overlooking the entrance hall and landing. Wall mounted thermostatic control for the underfloor heating.



**BEDROOM 1 – 13'10" x 12'5"**

Three double glazed sash windows to the front overlooking the front garden, two double built-in wardrobes with fitted hanging rails, shelves, a range of drawers and a mini bar. Dark oak flooring, thermostatic control for the underfloor heating, TV aerial point. Twin opening wooden panelled doors to:-



**EN-SUITE BATHROOM** Superb feature raised roll topped white bath with travertine tiled steps, fully travertine tiled shower cubicle with tiled floor and a stainless steel floor drain. Low level wc, twin 'his and hers' circular grey marble wash hand basins both with swan neck chromium mixer taps above set on a raised travertine tiled toiletry shelf with travertine tiled wall splashbacks to the rear and a wall mounted electric shaver point. Surrounding toiletry shelving and part tiled walls. Lovely feature lion's head hot and cold water tap outlet with chromium hot and cold taps to one side. Inset ceiling downlighter, ceramic tiled flooring opaque double glazed wooden framed sash window, large wall mounted chromium radiator/towel rail.

**BEDROOM 2 – 13'10" x 11'2"** Three double glazed tilt and slide wooden framed sash windows to the front overlooking the garden with some views towards countryside. Two double built-in wardrobes with fitted hanging rails, shelves, a range of drawers and a mini bar. Dark oak flooring, thermostatic control for the underfloor heating, TV/video aerial point. Wooden panelled door to:-



**EN-SUITE BATHROOM** Superb feature raised roll topped white bath on an exposed timber base with feature granite wall plinth and inset downlighting. Corner shower cubicle with fitted shower and chromium fittings including a rain head and feature granite wall panel, inset ceiling downlighters and extractor fan. His and hers white ceramic 'top elite' white ceramic oval wash hand basins each with a swan necked chromium mixer tap on a slate toiletry shelf. Low level wc, double glazed sash window, ceramic tiled floor, chromium ladder radiator/towel rail



**BEDROOM 3 – 15' x 11'3"** Three large double glazed wooden framed sash windows overlooking the front garden, dark oak flooring with underfloor heating and wall mounted thermostatic control.

**BEDROOM 4 – 12'1" x 11'5"** Three double glazed wooden framed sash windows overlooking the garden, dark oak flooring, wall mounted thermostatic control for the underfloor heating.



**BEDROOM 5 – 10'5" x 9'4"** Double glazed wooden framed sash window overlooking the garden, dark oak flooring, wall mounted thermostatic control for the underfloor heating.





**BEDROOM 6 – 10'1" x 9'4"** Double glazed wooden framed sash window overlooking the garden, dark oak flooring, wall mounted thermostatic control for the underfloor heating.

**FAMILY BATHROOM** White suite comprising a wooden panelled enclosed bath with chromium mixer tap and shower attachment, low level wc, pedestal wash hand basin, wall mounted chromium radiator/towel rail, part wooden panelled walls, ceramic tiled flooring, wall mounted electric shaver point, double glazed sash window to the side, inset ceiling downlighters, extractor fan, built-in airing cupboard housing a large pressurised hot water cylinder with immersion facility and slatted shelving above.



**LAUNDRY ROOM – 12'5" x 5'10" narrowing to 4'** Twin base level oak fronted cupboards with a roll edged laminated worktop surface above and an inset single drainer stainless steel sink unit with chromium mixer tap. Undercounter space for appliance with room for tumble dryer above on the worktop. Opaque double glazed sash window, extractor fan, ceramic tiled floor. Built-in slatted shelved storage cupboard with wall mounted chromium ladder radiator/towel rail making this an ideal airing cupboard with the zone controls for the underfloor heating at the base. Loft hatch access, feature 'honesty panel' with glazed front to show multi coloured sheep's wool insulation which has been used throughout the house.

## **OUTSIDE**

Shores House is approached from Shores Lane onto a private gated gravelled driveway which is under the ownership of Shores House but also provides access to Orchard House below it. There is a gravelled parking area to the left hand side of the driveway which provides access to the:-

**DOUBLE INTEGRAL GARAGE – 20' x 19' (including a virtually full length run of built-in lockable cupboards used for the owner's storage of surf boards, wet suits and other items when the property is let)** Two sets of opaque part glazed panelled wooden doors to the front. Pedestrian door to the inner hall, at the rear. Three double glazed wooden framed windows overlooking the gardens. Wall mounted zone controls for the underfloor heating, ceiling mounted strip lights, freestanding Grant oil-fired boiler to supply domestic hot water and central heating. On one wall are the zone controls for the underfloor heating with electronic programming controls for the heating and hot water above. The garage could be converted into further living accommodation if required (subject to the necessary consents).

To the left of the garage the boundaries comprise high mature hedging which provide an excellent privacy screen with a large Monterey Cypress tree in one corner.



To the right hand side of the garage is a gravelled pathway on which is a white pedestrian gate opening onto the front gardens. The gardens are beautifully landscaped with gravelled paths sweeping around in a semi circle to a wider area ideal for pot plants. The gravelled path then continues towards the front door where two slate steps descend to slate flags which approach the front door beneath the granite pillared entrance. The remainder of the gardens are mainly laid to well manicured lawns with beautifully landscaped well stocked flower and shrub bed borders and high hedging, interlocking wooden fencing and mature trees to the boundaries providing an excellent degree of privacy.



A gravelled pathway continues across the front of the house and up the side, there is an external electricity box and the pathway then continues into the rear garden. A further 5-bar timber vehicular gate provides a separate access further down the private driveway into the front garden.



### **GENERAL INFORMATION**

**VIEWING** Strictly by prior appointment through: Lillicrap



Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. E-mail: sales@lillicrapchilcott.com.

**POST CODE** PL27 6LX.

**SERVICES** Mains water, mains electricity, mains drainage. Oil fired central heating with underfloor heating.

**COUNCIL TAX BAND** G (see [www.mycounciltax.org.uk](http://www.mycounciltax.org.uk)).

**DIRECTIONS** From Wadebridge follow the B3314 towards Polzeath and Port Isaac and after a few miles turn left towards Pityme and Rock. Follow this lane through to the village of Pityme passing the Pityme Inn on the left hand side. Proceed down into the village of Rock, go past Rock Bakery on the right hand side and then you will come to a Texaco garage on the left, just past the Texaco garage on the left, just past the Texaco garage, turn left into Shores Lane and proceed for several hundred yards until you see a large Monterey Cypress tree on the right hand side, Shores House is located behind this tree.

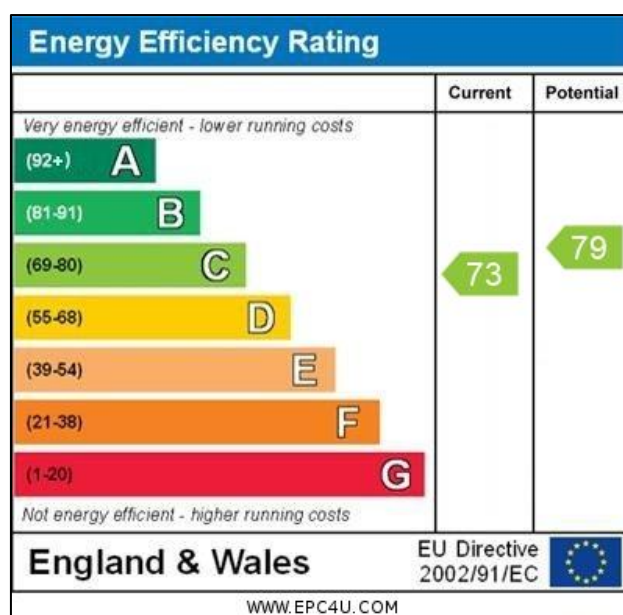
**FIXTURES AND FITTINGS** The furniture, fixture and fittings that currently grace the house may be available by separate negotiation if required.

**AGENT'S NOTE** The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy.

**OFFICE OPENING HOURS** Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**

#### **THE PROPERTY OMBUDSMAN**

Approved Redress Scheme





**Not to scale – for identification purposes only.**

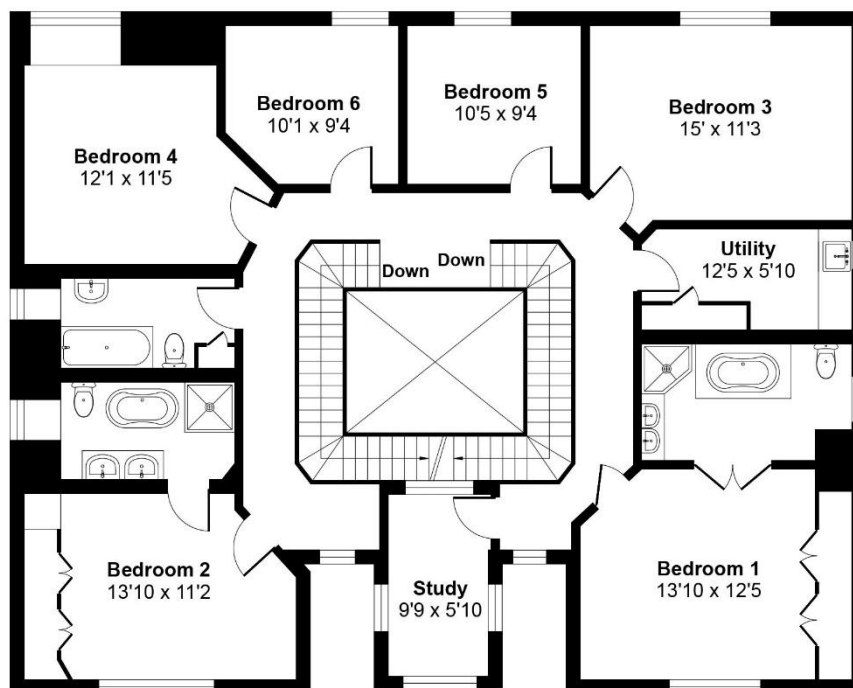
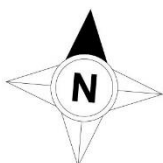
## Shores Lane, Rock, Wadebridge

Approximate Area = 2973 sq ft / 276.2 sq m

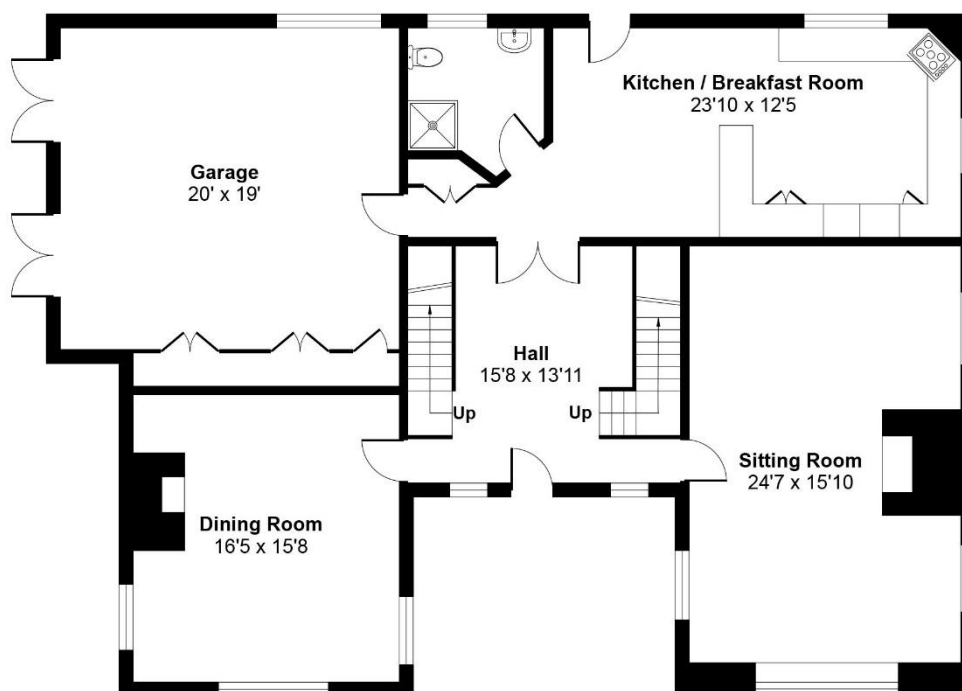
Garage = 414 sq ft / 38.4 sq m

Total = 3387 sq ft / 314.6 sq m

For identification only - Not to scale



**FIRST FLOOR**



**GROUND FLOOR**



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Lilliecrap Chilcott. REF: 1197822



