



Rock

£650,000

42 Little Trelyn is a very well kept 2 bedroom detached bungalow situated on Shores Lane, Rock on the North Cornish Coast.

Freehold

EPC band D

Council Tax Band D

Cole Rayment & White

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42 Little Trelyn, Rock, Wadebridge, PL27 6ND

42 Little Trelyn is a very well kept 2 bedroom detached bungalow situated in an elevated position on Shores Lane, Rock on the North Cornish Coast. EPC band D, Council Tax Band D, Freehold.

The property was completely refurbished in 2013/14 with new wiring, pressurised hot water system and central heating and with refitted kitchen, shower room, bathroom and cloakroom.

The front door brings you into a spacious hallway with doors to the living room, kitchen and a cloakroom (with a wc and handbasin). The kitchen comes with extensive work surfaces, a 3-oven electric Aga, integrated dish washer and space for a fridge freezer. Off the kitchen there is access to a shower room (with thermostatic shower) and to a utility room / conservatory with a door out to the rear South-West facing garden. The utility room has plumbing for a washing machine and space for a tumble dryer with a worktop and sink above. There is also a door to the attached garage which houses the oil fired boiler.

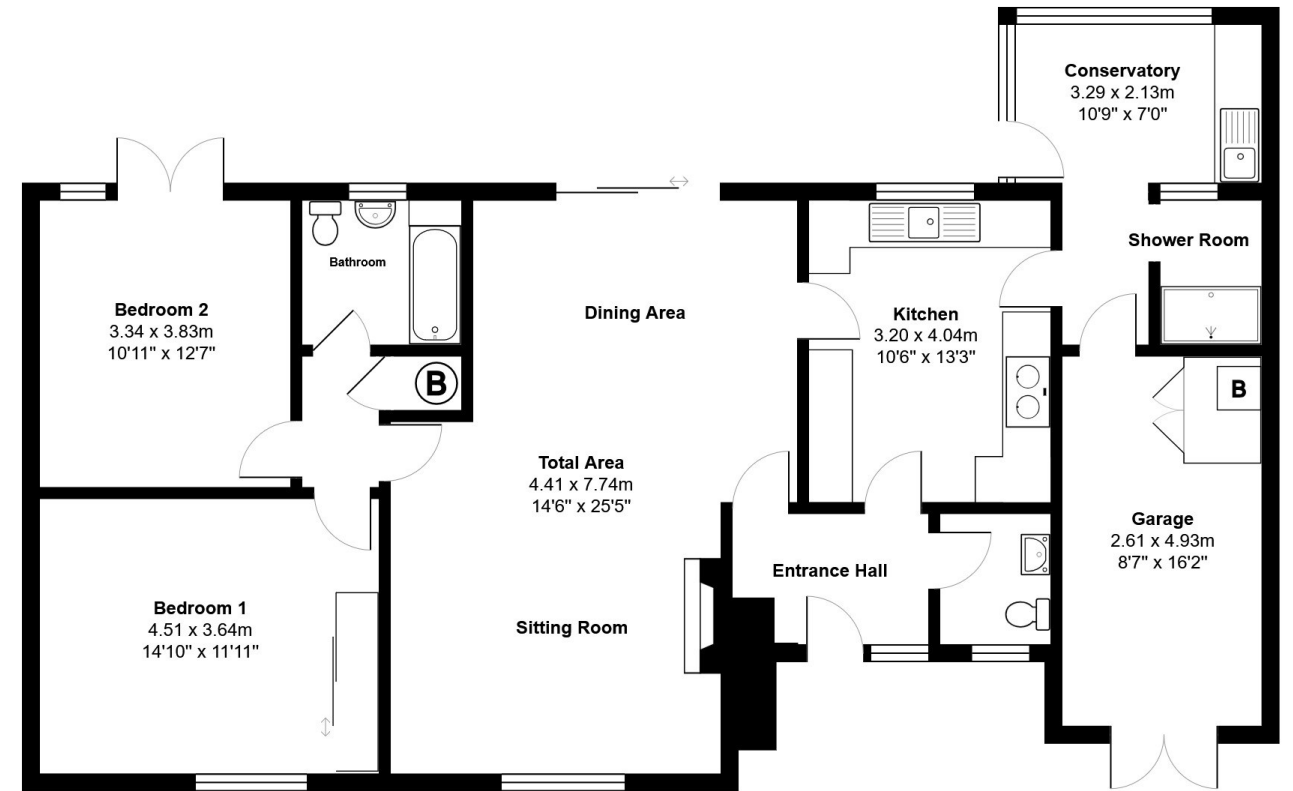
The double living room / dining room is dual aspect front and rear with French doors out to the rear garden. There is an open fire place which is not currently in use and so has a cap on the chimney.

Off the living room is a door to a small internal hall area with further doors to an airing cupboard (with hot water cylinder), the bathroom and the two double bedrooms. In the ceiling of this hall area is a hatch and loft ladder giving access to a sizeable boarded loft. The bathroom has a thermostatic shower over the bath, wc and handbasin. Bedroom 1 has built in wardrobes while Bedroom 2 has French doors out to the rear garden.

The principal rooms are centrally heated. The bathroom, cloakroom and shower room each have a towel rail that can run off the central heating or electricity as required.

The South West facing rear garden is private with a lawn and borders. There is a 8' by 6' timber shed, oil tank and a gated side access to the front of the property. The front garden is raised above street level with a lawn and borders. The tarmac driveway provides off street parking for two cars.

The house is situated in a quiet location in Rock and is within walking distance of the main shops and amenities of the village. Renowned for its golden sandy beach and outdoor leisure activities including sailing, canoeing, water skiing, gig rowing, windsurfing, golf, and scenic coastal walks. The immediate area boasts an abundance of fine beaches in particular Porthilly Cove, Daymer Bay and Polzeath. The beach at Porthilly Cove is a 10/15 min walk away and the main beach at Rock a short drive away. Within the local area there are a wealth of excellent restaurants and pubs including The Mariners, The Pityme Inn, Fourboys and Bluntrock in Rock, Nathan Outlaw's Restaurant in Port Isaac, with Rick Stein's Seafood Restaurant and Paul Ainsworth's No. 6 in Padstow. The ferry and water taxi offer very easy access to Padstow with an enjoyable ferry trip across the river. The principal local shopping centre of Wadebridge is within 7 miles by road.



42, Little Trelyn, Rock, Wadebridge, PL27 6ND

Total Area: 122.6 m² ... 1320 ft²

All measurements are approximate and for display purposes only



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IMPORTANT

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