

# SANDY CORNER

PORTHILLY, ROCK

JB ESTATES

EST. 1971





## SANDY CORNER,

Porthilly Lane, Porthilly  
PL27 6JX

**An exceptional opportunity to acquire a substantial 4-bedroom property with estuary views located at Porthilly, just moments from the water. Sandy Corner is surrounded by a large, established south facing garden approx. 0.35-acres providing immense privacy, along with driveway parking, two garages and far-reaching views across the Camel Estuary. The spacious property offers scope for renovation or redevelopment, subject to planning.**

- Four bedrooms, 3 bathrooms, (2 en-suite).
- South facing terraced gardens and patios with views of the Camel Estuary.
- Conservatory and balcony with water views.
- Off-road parking for multiple cars/boat storage. Attached double garage. Separate single garage.
- Exciting opportunity to refurbish or redevelop (subject to planning permission)
- Plot size approximately 0.35-acres
- In all, approximately 233.3 sq.m. (2,511 sq.ft.) EPC Band D.

Porthilly beach 100 yards, Polzeath 2.5 miles, Port Isaac 6 miles, Wadebridge 6 miles, Bodmin Parkway Station 18 miles, Newquay Airport 20 miles, Exeter 70 miles.

Viewings by appointment only

**Guide Price £2,950,000**

**FREEHOLD**









## THE PROPERTY

Sandy Corner offers a rare opportunity to acquire a spacious 4-bedroom property in sought after Porthilly, directly overlooking the Camel Estuary. Currently a private holiday home, the property is in very good order but would lend itself to renovation or redevelopment to make better use of its generous plot and to capitalise on the far-reaching water views. The property currently offers four double bedrooms with 3 bathrooms (two en-suite) with an open plan kitchen and dining room that looks out over the long garden and offers easy access out to a large terrace for dining or relaxing. The spacious, separate sitting room has a log burner and adjoins a sunny conservatory with estuary views.

## ACCOMMODATION

**Ground Floor** – Entrance Porch | Hallway | Double bedroom | Family Bathroom | Study/4<sup>th</sup> Bedroom | Second Bedroom with en suite | Store Cupboard | Utility Room with door to outside | Open plan kitchen dining room with patio doors to the gardens and terrace | Sitting room with wood burner and door to | Conservatory with patio doors to the garden | Double garage with internal access and electric up and over door.

**First Floor** – Principal Bedroom with dual aspect windows, en suite bathroom and French doors onto a glazed balcony | Eaves storage

## OUTSIDE

The property benefits from generous and enclosed south-facing gardens screened by hedging and mostly laid to lawn with established beds of shrubs and perennials. There are two pedestrian gates giving access onto Porthilly lane for dog walking on the nearby beach. The garden itself is terraced with ramped and stepped access with a wooden garden shed. There is a small pond with a seating area and a larger terrace just off the kitchen / dining room. The conservatory has patio doors to the garden while upstairs, a first-floor balcony offers stunning views across the Camel Estuary. There is off-road driveway parking for at least five cars and / or boat storage with another parking area to the side, a double garage and another single garage.

## SERVICES

Mains water, drainage and electricity with Solar panels. Oil fired central heating.









An aerial photograph of a coastal harbor. The water is a deep blue-green color. Numerous sailboats of various sizes are scattered across the harbor. In the foreground, a speedboat is moving away from the viewer, leaving a white wake. The shoreline on the left is lined with green trees and some buildings. In the background, there are rolling hills under a clear blue sky.

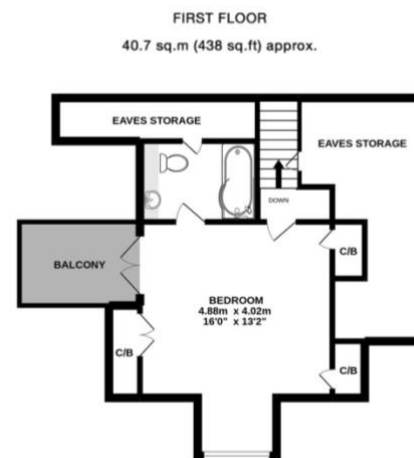
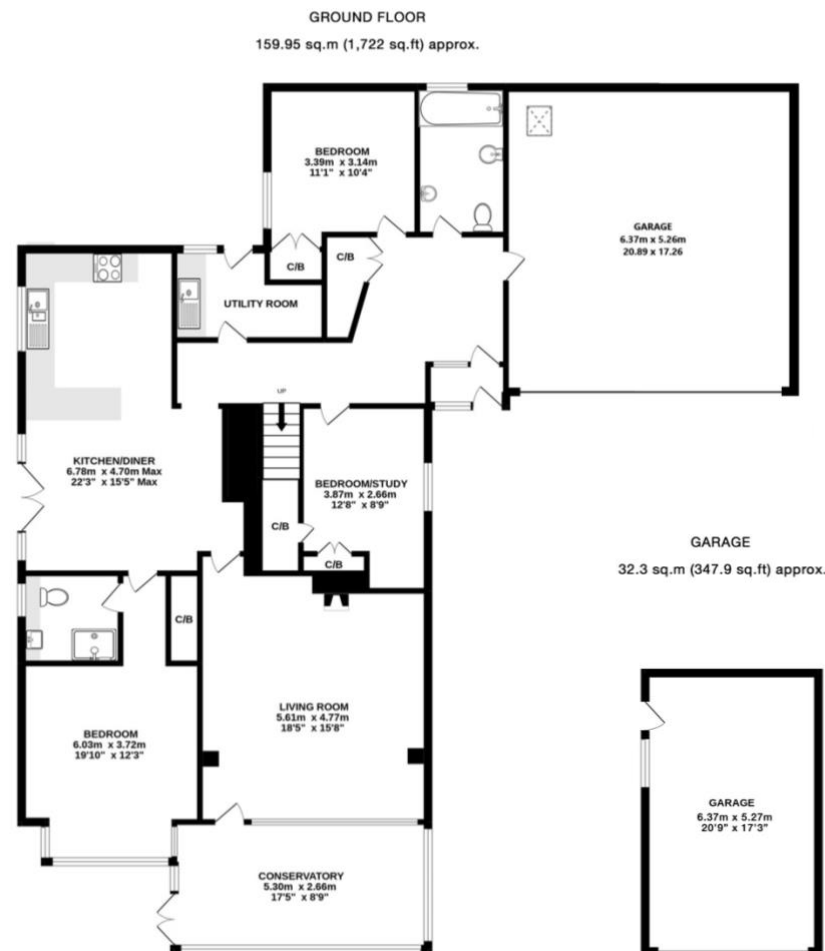
## LOCATION

Sandy Corner is located within a stone's throw of Porthilly Cove and Rock Beach, one of the most sought-after destinations along the North Cornwall coast, renowned for its outdoor leisure activities including sailing, water-skiing, gig rowing, windsurfing, golf and scenic coastal walks. The property is within easy walking distance to The Mariners pub, Fourboys, Upper Deck as well as The Rock Sailing Club and Camel Ski School. Within the local area there are a wealth of excellent restaurants and pubs including Nathan Outlaw's two restaurants in Port Isaac, Rick Stein's Seafood Restaurant and Paul Ainsworth's No. 6 in Padstow, easily accessed across the river via the ferry and water taxi. Most everyday requirements can be met in Rock which has a variety of shops and grocery stores. The market town of Wadebridge is located just five miles away and offers larger supermarkets, independent shops, pubs and restaurants.

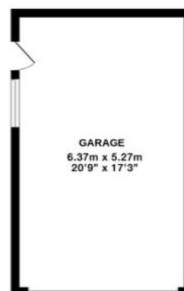








**GARAGE**  
32.3 sq.m (347.9 sq.ft) approx.



**TOTAL FLOOR AREA: 233.3 sq.m (2,511 sq. ft) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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