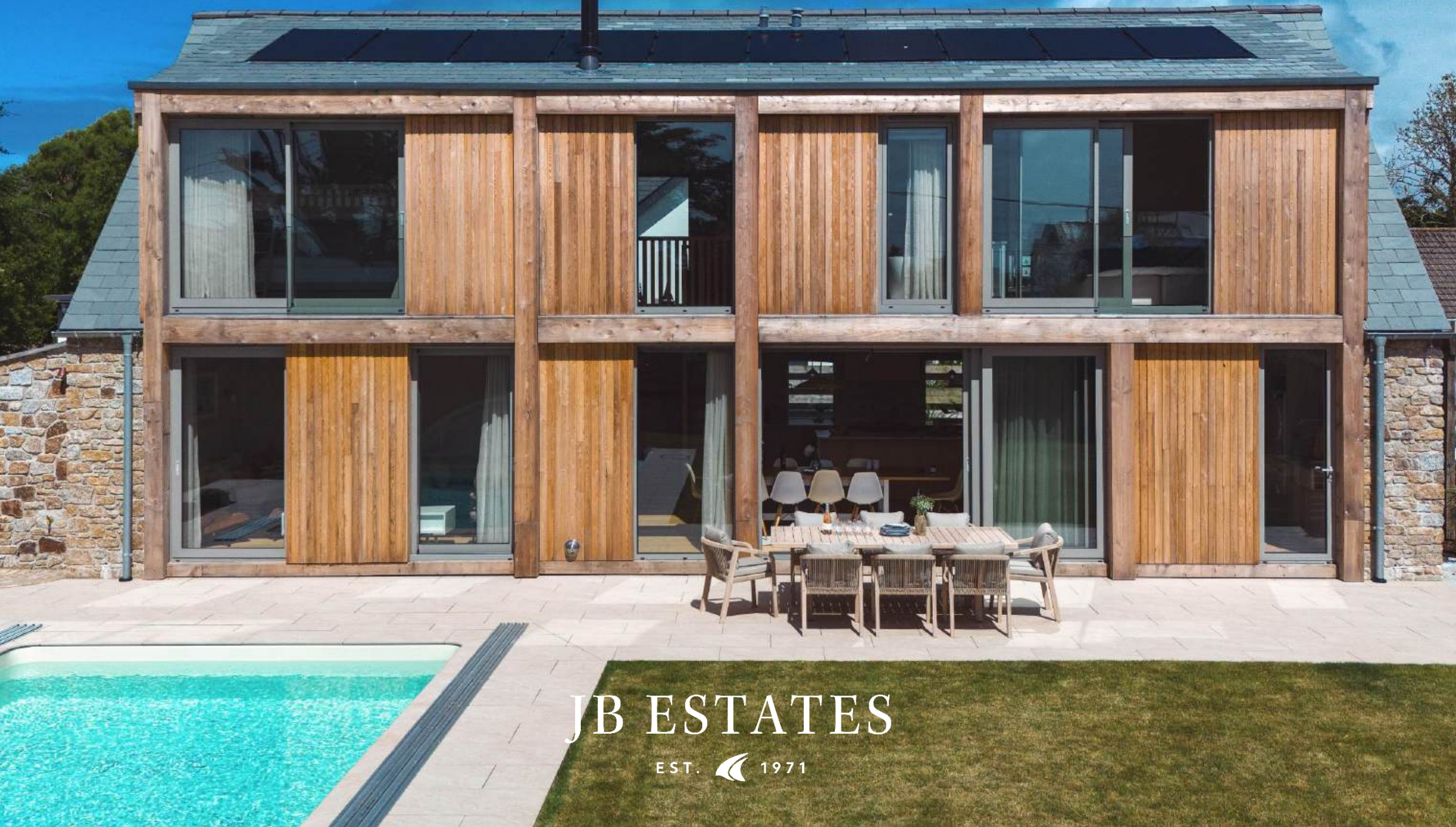


KISSING GATE ROCK



JB ESTATES

EST.  1971

Kissing Gate

Rock, PL27 6PR

Kissing Gate is a striking contemporary five-bedroom detached home, peacefully tucked away just off Rock Road. Expertly crafted with a blend of Cornish slate, stone, and cedar, this recently built property combines modern design with timeless materials. Surrounded by beautifully landscaped gardens, the home features sun-soaked terraces, a level lawn, and a private outdoor swimming pool - ideal for relaxed coastal living. Inside, generous and light-filled living spaces provide comfort and style in equal measure. Perfectly positioned within easy reach of Rock and Porthilly beaches and St Enodoc Golf Club, Kissing Gate offers a rare opportunity to enjoy modern coastal luxury in one of Cornwall's most sought-after locations.

- Immaculately finished interiors flooded with natural light
- Five double bedrooms (two en-suite) and a family bathroom.
- Open plan living/kitchen/dining room with a log burner and sliding doors to the garden.
- Landscaped southwest-facing garden wraps around the property with a generous patio terrace, heated outdoor swimming pool with a retractable cover, heated outdoor shower and lawn.
- Private parking for four cars and/or boat storage.
- Currently a successful holiday let.
- In all 1,900.4 sq. ft. (176.6 sq.m.) Plot size 0.21 acres. EPC Band B.

Rock beach 1.1 miles, Daymer Bay 2.4 miles, Polzeath 2.8 miles, Port Isaac 6 miles, Wadebridge 7.5 miles, Bodmin Parkway 18 miles, Newquay Airport 20 miles, Truro 35 miles, Exeter (M5) 65 miles.

Viewings by appointment

Guide Price £1,500,000

FREEHOLD



Photo credit: Latitude 50



THE PROPERTY

Kissing Gate is a recently built, high-specification five-bedroom home, quietly positioned away from the buzz of Rock. Blending contemporary design with timeless Cornish materials, this stylish property offers a peaceful retreat just moments from the coast. The heart of the home is a spacious open-plan kitchen, living, and dining area, flooded with natural light through sliding doors that open onto the landscaped garden. A separate utility room, ground-floor shower room, and a double en-suite bedroom complete the ground floor. Upstairs, the principal bedroom features a sleek en-suite bathroom with a Juliet balcony overlooking the garden. Three additional double bedrooms and a modern family bathroom complete the first floor. Ideally located within easy reach of Rock and Porthilly beaches and St Enodoc Golf Course, Kissing Gate offers a rare opportunity to enjoy elegant, coastal living in one of Cornwall's most desirable locations.

ACCOMMODATION

GROUND FLOOR: Entrance hall | Open plan living, kitchen, dining room | Utility area with shower unit | Study | Double bedroom with en-suite.

FIRST FLOOR: Principal bedroom with en-suite and Juliet balcony | Three further double bedrooms | Family bathroom | Eaves storage.

OUTSIDE

Set back from Rock Road and enclosed by mature hedging, the property enjoys a wonderful sense of privacy and seclusion. A gated driveway offers parking for up to four vehicles or space for boat storage - ideal for coastal living. The southwest-facing garden has been thoughtfully landscaped to create a tranquil outdoor space, featuring sun-soaked patios perfect for al fresco dining, a level lawn, a heated outdoor swimming pool with a dome pool cover so it can be used whatever the weather, and a heated outdoor shower – perfect for rinsing off the salt and sand after a day on the beach or sailing on the estuary. A pool house with storage and a separate shed to the rear of the property.

SERVICES

Mains water, electricity and drainage. Air Source underfloor heating. 3 phase solar inverter for the solar panels.



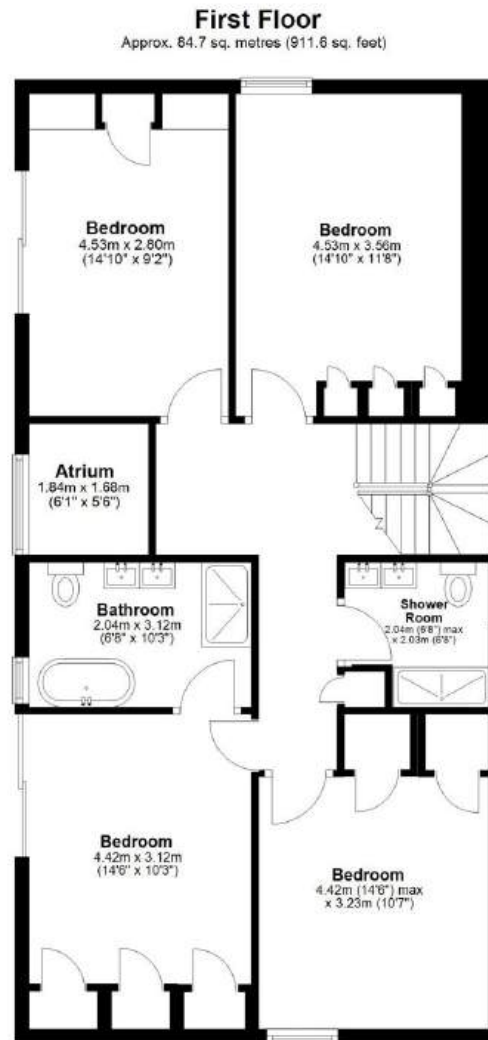






LOCATION

Located in tranquil, residential corner of Rock, one of the most sought-after destinations along the North Cornish coast 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, as well as year-round shopping amenities all easily explored via footpaths leading right from the door. 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 market town of Wadebridge is located just five miles away, and is home to an excellent range of shops, parks, cinema sports centre and independent restaurants.



Total area: approx. 176.6 sq. metres (1900.4 sq. feet)

Whilst every attempt has been made to ensure the accuracy of this floorplan, 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.

