

MARINE COTTAGE

ROCK



JB ESTATES

EST 1971

MARINE COTTAGE

ROCK, PL27 6NL

Marine Cottage is a substantial stone cottage set in a quiet residential location, yet close to all of Rock's amenities. Well-presented and generously proportioned throughout, with 4 bedrooms and a large private south-facing garden with driveway parking and single garage. Currently a successful holiday let, Marine Cottage is equally suitable as a primary residence or holiday home.

- Four bedrooms and two bathrooms
- An open-plan kitchen/dining room with access into a utility room, shower room and rear porch area.
- Spacious sitting room with slate flooring and a log burner and garden access.
- Private driveway with parking for up to three vehicles and access to the garage.
- A south facing private garden with a slate patio terrace, a large lawn bordered by mature hedgerows, planting and shrubs.
- Moments from the village amenities and within walking distance of Porthilly beach.
- In all, approximately 1,507 sq. ft (140 sq. m) Plot size 0.2-acres. EPC Band E.

Rock beach 1 mile, Wadebridge 5.3 miles, Port Isaac 5.4 miles, Bodmin Parkway 15 miles, Newquay Airport 17 miles.

Viewings by appointment

Guide Price: £1,000,000

FREEHOLD





THE PROPERTY

Located in a tranquil, yet central position in Penmayne, Marine Cottage is a characterful period cottage blending stonework, slate and white render. This substantial cottage enjoys four double bedrooms, two bathrooms, a large sitting room with slate flooring and a wood burner, an open-plan kitchen/dining room leading to a utility room and ground floor shower room. The property enjoys period features including beamed ceilings, sash windows and thick stone walls and looks out onto a large, private south facing garden. The pretty garden includes a secluded lawn bordered by hedging, closer to the house and sunny slate patio terrace edged by mature planting provides a lovely space for entertaining or outdoor dining.

ACCOMMODATION

GROUND FLOOR: Large sitting room with a wood burner | Kitchen/dining room | Utility room | Shower room | Downstairs double bedroom | Rear porch leading to the rear courtyard and garden shed.

FIRST FLOOR: Three double bedrooms | Family bathroom

OUTSIDE

Marine Cottage offers a generous south-facing lawned garden with a gate and pedestrian path leading to the house and the large, sun-drenched patio terrace that wraps around the property. The garden is surrounded by mature hedging, creating a peaceful haven that includes apple trees, a vegetable patch and a useful garden shed. Private parking for three vehicles and a single garage is located to the rear of the house.

SERVICES

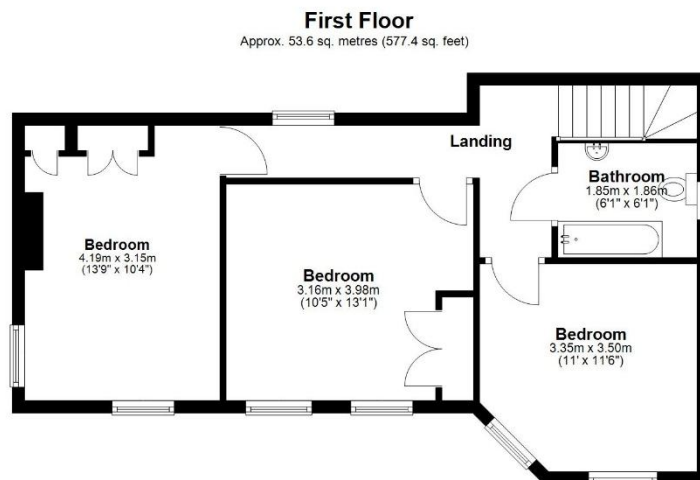
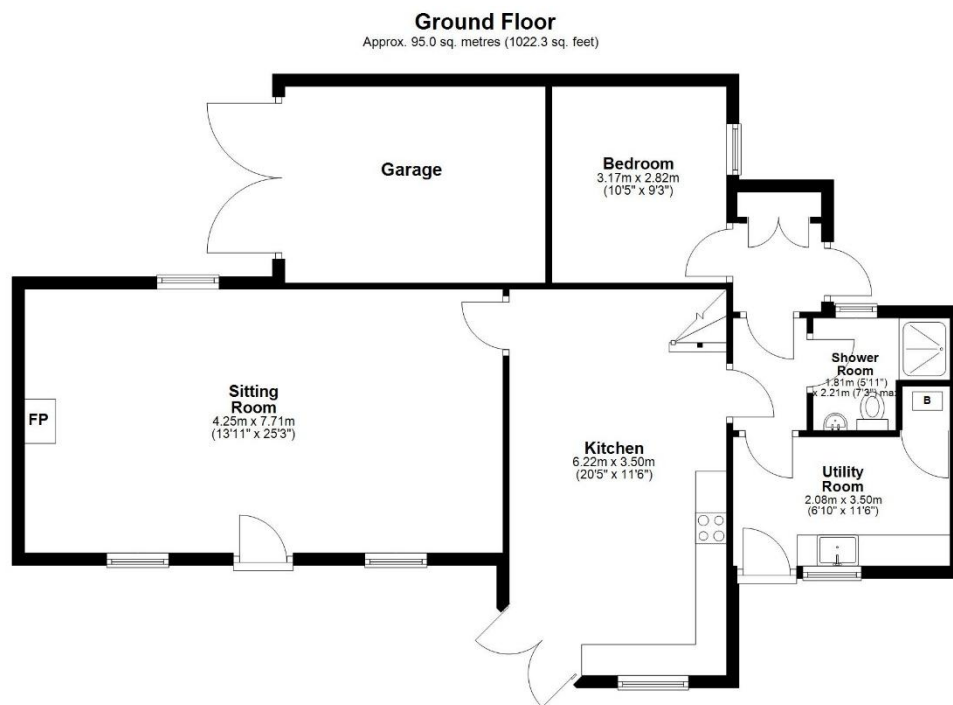
Main's water, drainage, and electricity. Oil fired central heating.



LOCATION

Penmayne is a quiet corner of Rock bordered by rolling countryside, yet within easy reach of the village, shops and coastline. One of the most sought-after destinations along the North Cornish coast, Rock is renowned for its outdoor leisure activities including sailing, canoeing, water skiing, gig rowing and windsurfing. Golfers are spoilt for choice with St Enodoc Golf Club and The Point at Polzeath. Footpaths from Penmayne take you down to Porthilly Cove and out onto the southwest coast path with miles of scenic coastal walks to enjoy. The north Cornish coast boasts many fine beaches including Daymer Bay and Polzeath, as well as year-round shopping facilities. Within the local area there are a wealth of excellent restaurants and pubs including The Mariners Pub in Rock, Nathan Outlaw's Restaurant in Port Isaac, 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. 148.6 sq. metres (1599.8 sq. feet)



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