

ROSEMAYNE ROCK



JB ESTATES
EST.  1971

ROSEMARYNE

ROCK, PL27 6NL

A beautifully presented Victorian detached cottage in a quiet setting in central Rock. Featuring bespoke finishes and well-proportioned reception rooms with 4 bedrooms and a private, tranquil garden with a summerhouse and private parking. An ideal property as a main residence or holiday retreat which has been a popular holiday let. EPC Band D.

- Four bedrooms, one shower room and 2 bathrooms
- An open-plan kitchen/dining room with an AGA and access into a utility room and a porch with a shower room
- Large sitting room with slate flooring and a log burner
- A gated driveway with parking available for up to three vehicles
- A private lawned garden with a summer house and a sun-drenched patio terrace, all surrounded by mature planting and shrubs
- Moments from the village amenities and within walking distance of Porthilly beach.
- In all, approximately 1,308 sq. ft (121.5 sq. m) EPC Band F.

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: £795,000

FREEHOLD



THE PROPERTY

Located in a quiet yet central position, Rosemayne is a well presented four-bedroom home that blends modern living with charming traditional features. This Victorian cottage offers spacious living with two double bedrooms, two twin bedrooms, two bathrooms, a large sitting room with slate flooring, a log burner and original cloam oven, and an open-plan kitchen/dining room with slate flooring, exposed wooden beams, an AGA and direct garden access. The private garden enjoys an elevated lawn, a summerhouse and sun-drenched patio - perfect for entertaining or unwinding. Just moments from Rock's amenities and beaches, Rosemayne is ideal as a main home or holiday property.

ACCOMMODATION

GROUND FLOOR: Open plan kitchen/dining room | Utility room | Porch with garden access | Shower room | Sitting room with stairs leading up to:

FIRST FLOOR: Principal bedroom with en-suite bathroom | 3 further bedrooms | Family bathroom

OUTSIDE

Rosemayne is accessed via a private gated driveway with parking for up to three vehicles which leads to a beautifully enclosed garden, featuring a lawn, sun-soaked patio for al fresco dining, all surrounded by mature planting for added privacy. The Summerhouse offers an extra occasional double bedroom or kids play room and has an ensuite shower room and separate entrance to a small storeroom.

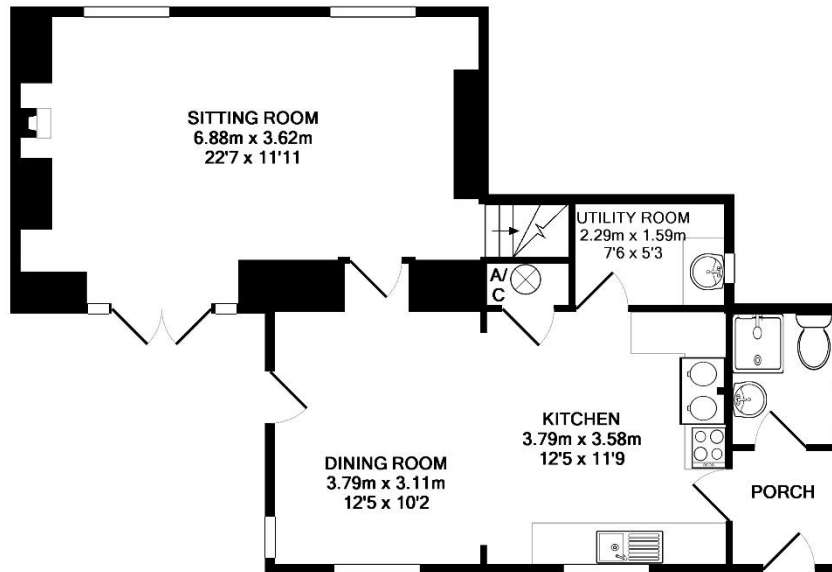
SERVICES

Main's water, drainage, and electricity. Rointe electric wall mounted radiators which can be controlled remotely via the Rointe app.

LOCATION

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, windsurfing, golf, and scenic coastal walks. The area 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.

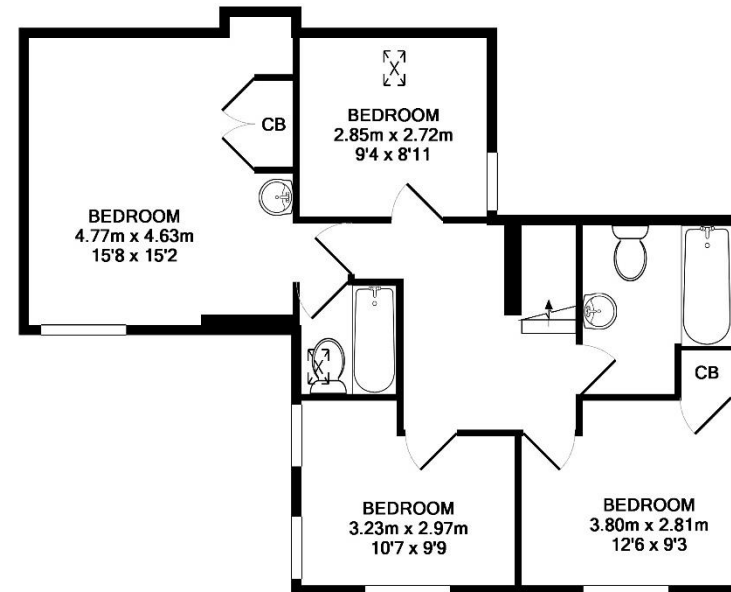




GROUND FLOOR
APPROX. FLOOR
AREA 62.2 SQ.M.
(670 SQ.FT.)

TOTAL APPROX. FLOOR AREA 121.5 SQ.M. (1308 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
Made with Metropix G2017



1ST FLOOR
APPROX. FLOOR
AREA 59.3 SQ.M.
(638 SQ.FT.)

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