

PENTIRE

ST MINVER - ROCK

JB ESTATES

EST 1971

PENTIRE

St Minver, Near Rock
PL27 6QH

A contemporary, detached three-bedroom property showcasing high quality traditional materials. Flooded with natural light and finished to exacting standards, Pentire is located in the heart of St Minver and within a short drive of some of Cornwall's finest beaches. EPC Band B.

- Open plan living space including kitchen, dining and sitting areas with bi-fold doors and triple aspect log burner.
- 3 double bedrooms (1 en-suite), family bathroom.
- Enclosed rear garden and off-road parking for two/three cars, or boat storage.
- Walking distance to local amenities, including a traditional pub and post office.
- Sheltered terrace and BBQ area.
- Remainder of a 10-year new build warranty.
- All in approximately 1,238 sq. ft (115 sq. m)

Rock 0.5 miles, Polzeath 2.5 miles, Daymer Bay 2 miles, Port Isaac 7 miles, Bodmin Parkway 15 miles, Newquay Airport 21 miles

Viewings by appointment
OIEO £650,000
FREEHOLD



THE PROPERTY

Pentire presents an excellent opportunity to acquire a contemporary 3-bedroom home just a short drive from Rock, Polzeath and Daymer Bay. Showcasing traditional materials and considered craftsmanship throughout, the property provides an impressive open plan kitchen/ dining/ living room with a contemporary wood-burner. Bi-fold doors flood the living area with natural light and open the space onto the terrace and garden outside. A second terrace to the side of the property leading from the utility room, captures the morning sun.

ACCOMMODATION

Ground Floor: Entrance hall with boot store | W.C. | Utility room | Open-plan kitchen/living/dining room with glass wood burner

First Floor: Master bedroom with en-suite shower room and balcony with views of St Minver Church | 2 further double bedrooms | Family bathroom

OUTSIDE

Private driveway | Storage area | Rear and side terraces | Level garden laid to lawn

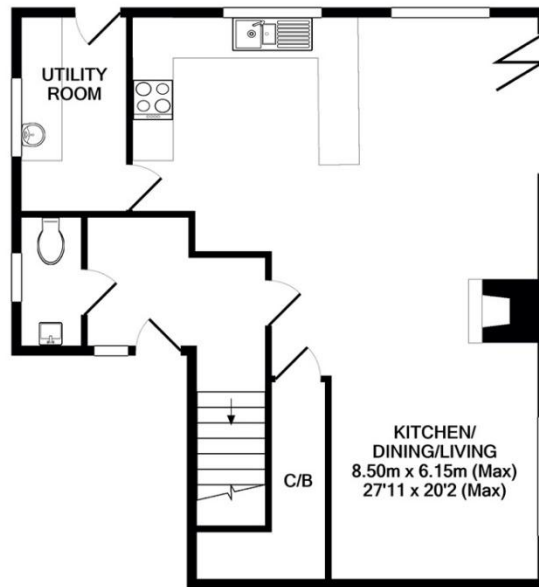
SERVICES

Mains water, Electricity and Drainage. Air source heat pump.

LOCATION

The picturesque village of St Minver is just minutes' drive from the north Cornwall coast. The area is best known for its mild climate and outdoor leisure facilities, including sailing, surfing, golf and wonderful walking country over coastal and inland routes. Most every-day shopping requirements can be met locally in Rock with its range of delicatessens, bakery, fish monger and butchers. Wadebridge, with its extensive town amenities, is only four miles distant. Locally, there are a wealth of excellent restaurants and pubs including The Mariners Pub in Rock and Restaurant Nathan Outlaw in Port Isaac. Rick Stein's Seafood Restaurant and Paul Ainsworth's No. 6 in Padstow can be easily accessed using the ferry and water taxi.





GROUND FLOOR
APPROX. FLOOR
AREA 57.5 SQ.M.
(619 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 57.5 SQ.M.
(619 SQ.FT.)

TOTAL APPROX. FLOOR AREA 115.0 SQ.M. (1238 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