



1 Trelawney Court
Rock
Guide Price: £500,000

JB ESTATES
EST.  1971

1 Trelawney Court

Rock, PL27 6PP

Set just off Rock Road, this well maintained 3-bedroom property is set within the development of Trelawney Court. Located just a short walk from Rock's local amenities and less than a 5-minute drive from the beach. 1 Trelawney Court offers a wrap-around garden with views across the neighbouring fields and the Cornish countryside. EPC Band E.

- 3 bedrooms, 2 bathrooms (1 en-suite)
- Semi open plan living/kitchen/dining room with a log burner in the centre of the living space
- Wrap-around patio garden with external storage and views across the surrounding countryside
- Allocated parking for 2 vehicles (one space currently used for boat storage)
- Within walking distance to the village amenities and the local primary school
- In all about 108.9 sq. m (1172.3 sq. ft.)

Rock 0.5 miles, Port Isaac 6 miles, Wadebridge 7.5 miles, Bodmin Parkway 18 miles, Newquay Airport 20 miles

Viewings by appointment

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LONG LEASEHOLD (Share of Freehold)



THE PROPERTY

1 Trelawney Court is a well-presented semi-detached bungalow conveniently accessed just off Rock Road, situated in the collection of properties that make up Trelawney Court. Comprising of three double bedrooms, one with an en-suite, a family bathroom, and a semi-open plan living/kitchen/dining room with a log burner and patio doors leading out to the private garden. This property is surrounded by an enclosed patio garden with countryside views. Enjoying privacy, the rear garden wraps around the property leading to one of the allocated parking spaces and the communal car park which houses the second parking space. Currently a main residence, 1 Trelawney Court would make an excellent primary home or holiday property.

ACCOMMODATION

GROUND FLOOR: Porch | Entrance Hall | Three double bedrooms (one en-suite) | Family bathroom | Semi open plan living/kitchen/dining room

LOCATION

Located in Rock, the property is situated in one of the most sought-after destinations along the North Cornish coast renowned for its outdoor leisure activities including sailing, canoeing, water skiing, gig rowing, windsurfing, golf and scenic coastal walks. The area boasts an abundance of fine beaches in particular Daymer Bay and Polzeath, as well as good, 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 present easy access to Padstow with an enjoyable trip across the river. The market town of Wadebridge is located just five miles away, it is home to an excellent range of shops and independent restaurants.

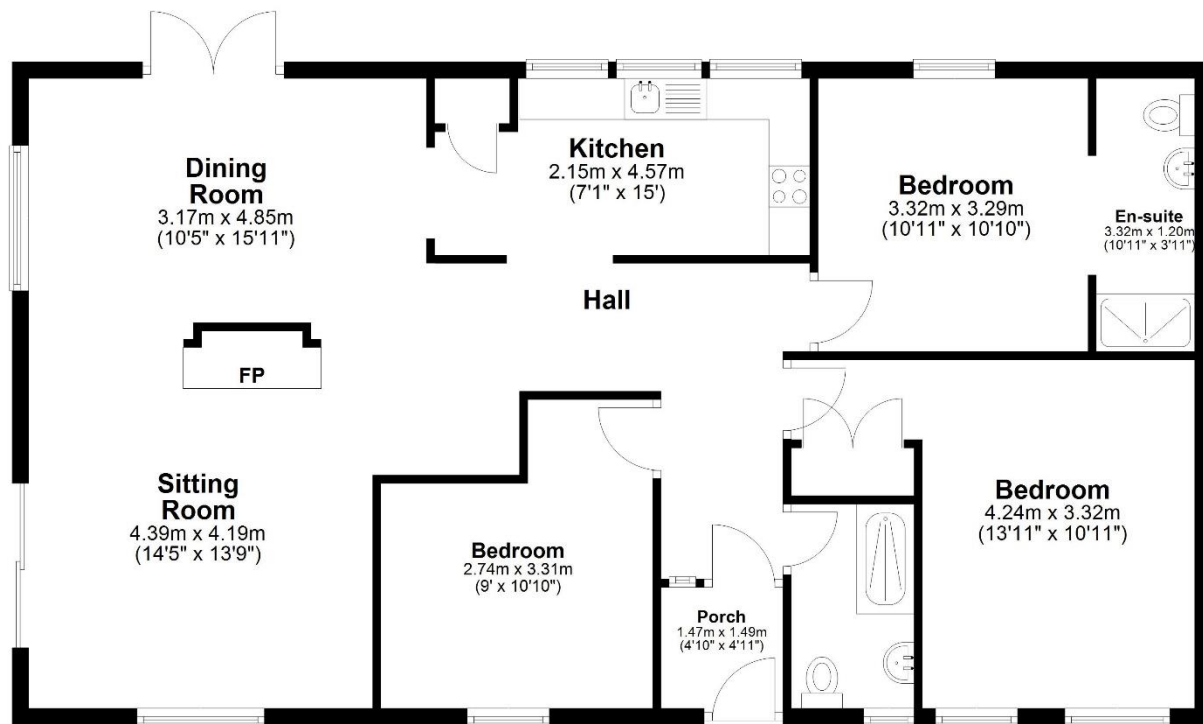
SERVICES

Mains water, electricity and drainage. Gas central heating system (Calor).



Ground Floor

Approx. 108.9 sq. metres (1172.3 sq. feet)



Total area: approx. 108.9 sq. metres (1172.3 sq. feet)

This plan is for illustrative purposes only. Measurements of doors, windows and rooms are approximate and should not be relied upon.

