

# **LERRYN**

Rock Road, PL27 6PW

This detached four-bedroom bungalow is located in a plum position set back from Rock Road. Well-proportioned and immaculately presented, Lerryn offers very light & airy accommodation throughout, with an enclosed rear garden and patio terrace. Currently a popular holiday home, Lerryn would also make a wonderful primary residence.

- Four bedrooms (one en suite), a family bathroom, WC, and a utility room.
- Spacious light filled open-plan kitchen/dining/sitting room with vaulted ceilings, log burner and bi-fold doors to the garden.
- Generous and private rear garden with a large patio terrace for all fresco dining.
- Approached via a gravelled driveway with off road parking for several vehicles/boat.
- Just moments from the village amenities and a short walk to Porthilly and Rock beaches.
- In all, approximately 1,673 sq. ft (155.42 sq. m) EPC Band D.

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 £895,000 FREEHOLD







#### THE PROPERTY

Set on a generous plot, just moments from the village amenities, this detached bungalow offers spacious and tasteful living accommodation, with 4 double bedrooms and two bathrooms. The generous open-plan living space includes a modern kitchen and large dining area overlooking the garden with a cosy inset log burner in the sitting room all with underfloor heating and vaulted ceilings. Bi-fold doors flood the space with natural light and lead out onto a sizeable rear garden and patio terrace perfect for outdoor dining. To the front, ample driveway parking provides space to store dinghies or kayaks. This very well-maintained coastal home is located within striking distance of everything Rock has to offer.

#### **ACCOMMODATION**

Entrance hallway | Open-plan sitting/kitchen/dining room with log burner and two sets of bi-fold doors | Utility room and WC | Principal bedroom with en-suite bathroom | 3 double bedrooms | Family bathroom.

### **OUTSIDE**

Accessed via a gravelled driveway with parking for multiple vehicles and/or boat storage. An enclosed rear garden provides the perfect space to soak up the sunshine, with a large patio terrace for outdoor dining. A useful storage shed is also located in the garden.

#### **SERVICES**

Main's water, drainage, and electricity. Oil fired central heating with underfloor heating in the living area. Superfast broadband.

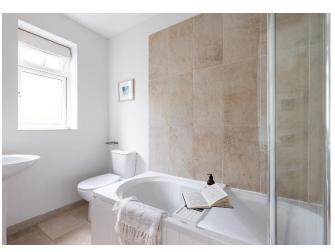
#### LOCATION

Rock on the southern bank of the Camel Estuary, is well known for its abundance of outdoor leisure facilities, offering sailing, canoeing, swimming, water skiing, windsurfing among others, alongside golf and wonderful scenic walking country. The area boasts a wealth of fine beaches, with safe bathing and surfing, including nearby Rock beach and Porthilly Cove, both easily reached via footpaths from Lerryn. Excellent restaurants and cafés are on offer both in Rock and across the estuary in Padstow, alongside good shopping facilities including a bakery, butcher, fishmonger, delicatessen, and a general store, while the market town of Wadebridge, just 6 miles away, has a wide range of amenities and supermarkets.

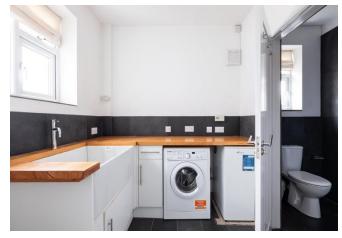












## Lerryn, PL27

Approximate gross internal area 1673 sq ft / 155.42 sq m

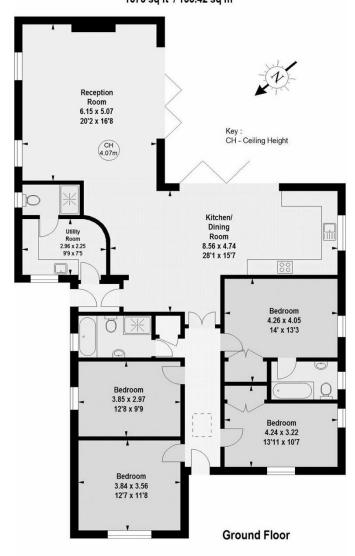


Illustration For Identification Purposes Only. Not To Scale \*Floorplan Drawn According To RICS Guidelines















Pavilion Building, Rock, Cornwall PL27 6JU 01208 862601 sales@johnbrayestates.co.uk

www.johnbrayestates.co.uk

IMPORTANT NOTICE John Bray Estates have prepared these details as a brief description of the property as they know it. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It cannot be assumed that the property has all necessary planning, building regulation, other consents or clear title and John Bray Estates will not have tested any services, equipment or facilities. No responsibility is taken for any travelling expenses incurred should the property prove to be inaccurately described or withdrawn. A buyer is advised to obtain verification on all matters from their solicitor.