

LERRYN ROCK



JB ESTATES

EST.  1971

LERRYYN

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 al 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



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