



Fieldview
4 Sandy Hills, Rock
Guide Price: £695,000

JB ESTATES
EST.  1971

Fieldview

4 Sandy Hills, Rock, PL27 6LQ

Set within the peaceful Sandy Hills development, Fieldview is an alpine style holiday house set in an elevated position with pretty countryside views from the south facing balcony, terrace and garden. The property enjoys a leafy aspect as well as a large garden and patio and is located within very easy reach of Porthilly Cove and Rock, reached via footpath across open fields. Awaiting EPC.

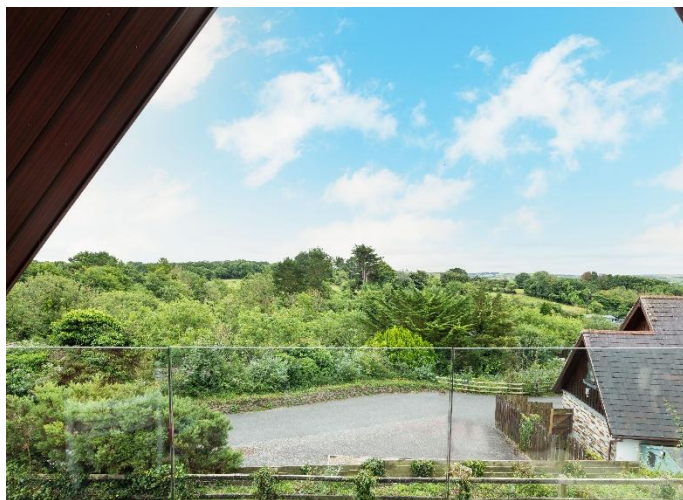
- 3 bedrooms, 2 bathrooms (1 en suite).
- Generous reverse living layout including a light and airy open plan kitchen/diner and sitting room with vaulted ceilings and sliding doors onto a covered south facing balcony.
- Private parking, with outside storage room access from the side.
- In all about 117 sq. m (1263 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

Offers over: £695,000

FREEHOLD (Holiday Restricted)



THE PROPERTY

Fieldview is a three-bedroom detached property situated in a tranquil development on Sandy Hills. The reverse living style offers spacious living accommodation throughout and makes the most of the south-facing countryside views. Set moments from Porthilly and Rock beach, Fieldview makes for an ideal holiday home or let investment with a large private garden to the side with a sunny patio, and a private parking space.

ACCOMMODATION

GROUND FLOOR: Three double bedrooms (one en-suite) | Modern bathroom | Utility room | Owners locked storeroom.

FIRST FLOOR: Open plan kitchen/dining/sitting room with sliding doors leading out to the balcony.

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, drainage and electricity | Electric wall mounted heating.



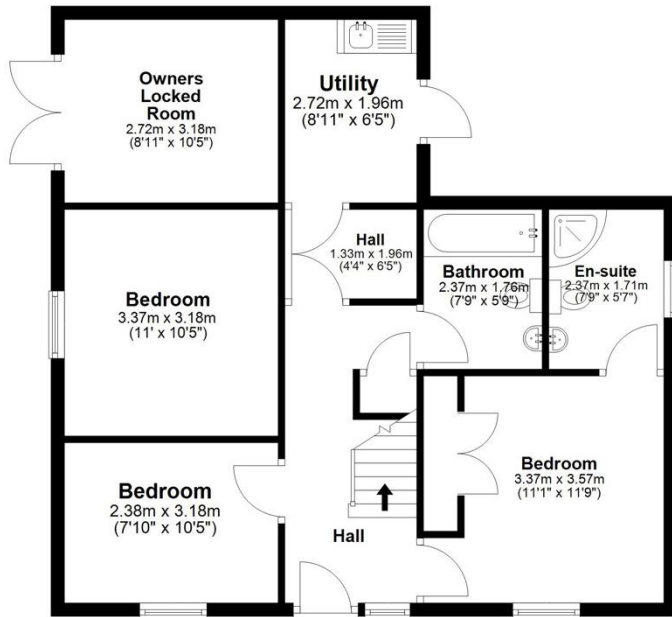


Ground Floor

Approx. 66.8 sq. metres (719.4 sq. feet)

Total area: approx. 117.4 sq. metres (1263.9 sq. feet)

This floorplan is for guidance only and must not be relied upon as a statement of fact.



First Floor

Approx. 50.6 sq. metres (544.5 sq. feet)

