



Alpine Lodge
Sandy Hills, Rock
Guide Price: £665,000

Alpine Lodge

Sandy Hills, Rock, PL27 6LQ

Set within the tranquil woodland area of Sandy Hills in Rock, Alpine Lodge is a 4-bedroom purpose-built holiday home with reverse living layout. The property enjoys high ceilings, leafy views and is located within very easy reach of Porthilly Cove and Rock beach, reached via footpath across open fields. EPC Band F.

- 3 bedrooms, 2 bathrooms (1 en suite) and a TV snug that can be used as the 4th bedroom.
- Open-plan living/kitchen/dining room with vaulted ceilings and bi-fold doors opening out onto the balcony which enjoys a leafy aspect.
- Generous garden with a patio area overlooking the garden and steps leading up to a peaceful vantage point
- Private parking for multiple vehicles
- In all about 99.1 sq. m (1066.7 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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FREEHOLD (Holiday Restricted)



THE PROPERTY

Reminiscent of alpine log cabins, Alpine Lodge uses natural materials to blend in with its picturesque surroundings. An attractive 4-bedroom detached holiday home nestled in a peaceful setting, within striking distance of Porthilly cove. The property benefits from reverse living with bi-fold doors opening out onto a balcony enjoying a leafy aspect and views over the garden. Offering spacious living accommodation throughout, Alpine Lodge is currently a private holiday home.

ACCOMMODATION

GROUND FLOOR: Three double bedrooms (one en-suite) | Modern bathroom | TV snug/4th bedroom

FIRST FLOOR: Open plan kitchen/dining/sitting room with bi-fold 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, electricity and drainage | Night storage heaters

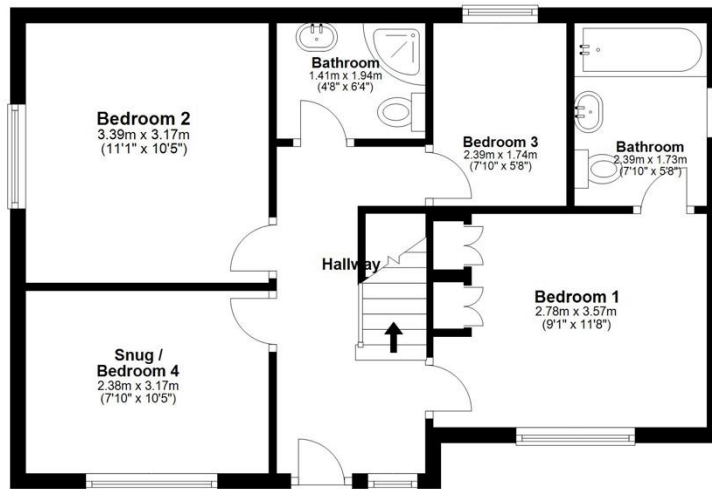




Total area: approx. 99.1 sq. metres (1066.7 sq. feet)

First Floor
Approx. 49.4 sq. metres (531.8 sq. feet)

Ground Floor
Approx. 49.7 sq. metres (535.0 sq. feet)



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

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