

HUGHENDEN ROCK



JB ESTATES
EST.  1971

Hughenden

Rock, PL27 6PW

Hughenden is a well-proportioned detached 4-bedroom bungalow situated on Rock Road. Benefitting from spacious living accommodation throughout with a private enclosed rear garden, a single garage and driveway parking for multiple vehicles and a boat. All located within walking distance of the village amenities and beaches. EPC Band E.

- Four bedrooms (one currently used as a study), and 2 bathrooms (one en-suite).
- Spacious accommodation throughout that has been recently refurbished (includes a newly fitted kitchen and flooring).
- Open-plan kitchen/dining room and conservatory with direct garden access.
- Semi open-plan living room and TV snug.
- Private, Southwest facing rear garden with lawn and patio.
- Generous driveway parking.
- Single garage located to the rear.
- In all approximately 1,474 sq. ft. (136.9 sq. m)

Rock Beach 1 mile, Polzeath 2.5 miles, Wadebridge 6 miles, Bodmin Parkway 17 miles, Newquay Airport 19 miles – all distances approximate

Viewings by appointment

GUIDE PRICE: £685,000

FREEHOLD



THE PROPERTY

This stylish four-bedroom family home is situated in a desirable location, on Rock Road. Recently refurbished, including new flooring, this detached bungalow offers light and airy accommodation. A generous open-plan kitchen/family room with a newly fitted kitchen and wood burner adjoins a conservatory that has direct access to the rear garden. A large living room enjoys plantation shutters and an Everhot stove with double doors to a separate TV snug. Four double bedrooms (one with an en-suite), a family bathroom and a utility room, complete the accommodation.

ACCOMMODATION

Entrance Hall | Large living room with separate TV snug
| 2 double bedrooms | Fourth bedroom / study | Family bathroom
| Further principal bedroom with en-suite | Open-plan kitchen/conservatory dining room | Utility room

OUTSIDE

The property is accessed via a large driveway with parking for multiple vehicles and/or boat storage. To the side of the property, a lane leads to the single garage with additional parking and access into the rear garden. The enclosed garden provides a patio area and lawn area to soak up the afternoon sunshine.

LOCATION

Hughenden is situated within easy walking distance of Rock Beach with the ferry across the Camel Estuary to Padstow. The tranquillity of Porthilly Cove and the renowned St Enodoc Golf course are easily accessed via nearby footpaths. Rock is well known for its abundance of outdoor leisure activities including sailing, canoeing, water skiing, windsurfing, golf and wonderful scenic walking country. The area boasts a wealth of fine beaches, with safe bathing and surfing, excellent restaurants and good shopping facilities. The property is undisturbed by the seasonal bustle of the main beach yet within easy walking distance of it, the Sailing Club and the Southwest Coastal Paths. The village of Rock has excellent shops including a bakery, butcher, fishmonger, delicatessen and a local store. The nearby town of Wadebridge offers a wider range of amenities.

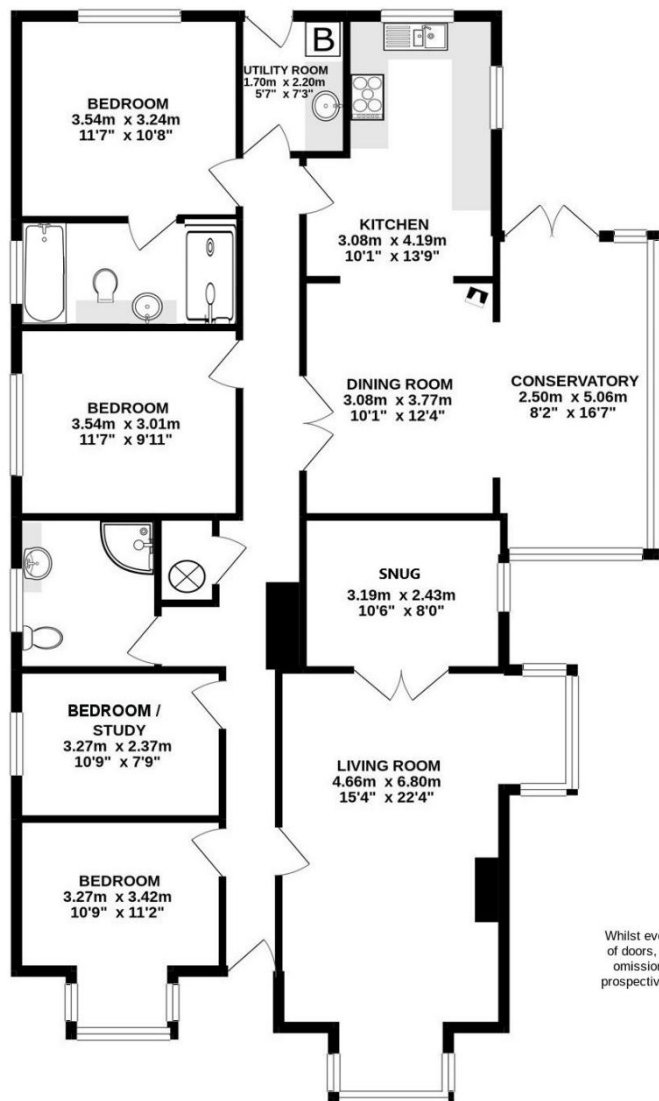
SERVICES

Oil fired central heating. Mains water, electricity and drainage. Solar panels.



HUGHENDEN

136.9 sq.m. (1474 sq.ft.) approx.
excluding garage



TOTAL FLOOR AREA : 136.9 m2 (1,474 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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