

# COCKMOYLE

Rock



JB ESTATES

EST. 1971



# COCKMOYLE

Rock Road, Rock  
PL27 6LQ

Available for the first time in over 50 years is this iconic property, offering some of the finest views in Rock. This generous 4-bedroom property sits on a large 1-acre plot in a prime position with a stunning outlook across the Camel Estuary and the rolling Cornish countryside. Dating back to the 1870s, Cockmoyle is a cherished family home that has been extended over the years. Ideally located within walking distance of the beach, golf course, and local amenities, it combines character and space as well as immense potential for renovation or redevelopment (subject to planning permission).

- Three spacious double bedrooms (2 with estuary views), one single bedroom, two bathrooms.
- Large living room leading into a sun lounge and conservatory.
- Separate dining room and kitchen with breakfast bar.
- Double garage with office space over and lift access.
- Driveway with parking for multiple vehicles
- Large lawned garden with estuary views and an outside swimming pool.
- Pool house with shower room and sauna.
- In all approx. 5,127.5 sq. ft (476.4 sq.m) including garage and studio. EPC Band C.

Porthilly Cove 300m, Rock Beach 800m, Polzeath 2 miles, Wadebridge 7 miles, Bodmin Parkway Train Station 17 miles, Newquay Airport 19 miles, Truro 32 miles

Viewings by appointment only

**Guide Price: £4,500,000**

FREEHOLD









**THE PROPERTY:**

Cockmoyle is a charming 19th-century detached property set in extensive grounds and enjoying serene views across Porthilly Cove and the Camel Estuary. Extended over the years, this spacious family home offers an exciting opportunity for renovation and modernisation. The heart of the home features a large living room with a log burner that leads into a sun lounge and conservatory, all enjoying exceptional estuary views. Spread across one floor, the property provides a separate kitchen/breakfast room, a formal dining room with high ceilings, 4 bedrooms (including an en-suite), and a family bathroom, along with a generous utility room. Set in a prime location on Rock Road, Cockmoyle boasts a separate garage with an office/studio above, a lush lawned garden with mature planting, and a swimming pool with a pool house and sauna. Cockmoyle offers a rare opportunity to secure a property in such an enviable setting.

**THE ACCOMMODATION:**

**GROUND FLOOR:** Entrance hallway | Kitchen/breakfast room | Utility room | W.C. | Living room | Dining room | Lounge | Conservatory | Principal bedroom with an en-suite | W.C. | 2 further double bedrooms | 1 single bedroom | Family bathroom | Porch for original entrance.

**GARAGE/OFFICE:** Double garage | External staircase leading to office space above | Lift access.

**SERVICES:**

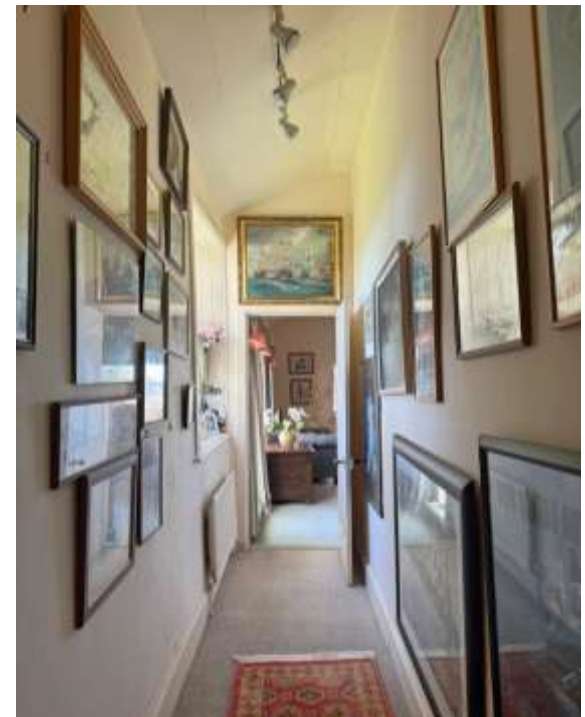
Mains electricity, water and drainage. Oil-fired central heating. Calor Gas bottle supply for kitchen hob. Solar PV Panel with a feed-in tariff.

**OUTSIDE:**

Cockmoyle is set in a privileged position on a large, gently sloping plot on Rock Road, offering ample parking with space for three to four vehicles. A double garage provides extra parking or boat storage, along with a convenient office space above with W.C. Set in mature grounds with lush lawns and established coastal planting, the property enjoys sweeping estuary views. Additional features include a summer house, a greenhouse, a pond, pergola with garden swing seat, and an external swimming pool with a pool house, complete with a sauna and shower room.













#### LOCATION:

Rock is one of Britain's best loved and most exclusive waterside resorts with activities for all ages. The spectacular North Cornish coast also has some of the best surf in Britain and Polzeath, just inside the entrance to the sandy Camel Estuary, is one of the finest surfing beaches. When tide and weather are against surfing, the river Camel, which runs between Padstow and Rock, offers a wonderful playground for sailors and water sports enthusiasts alike, with regular dinghy and shrimper races organised by the Rock Sailing Club. St. Enodoc Golf Course lies just 1 mile down the road, set in a spectacular location with dramatic views across the Camel Estuary and towards Stepper Point. Approximately 6-miles from Rock is the market town of Wadebridge offering a wide range of independent shops and more extensive facilities. For food lovers, there are a wealth of excellent restaurants and pubs nearby including The Dining Room, The St Enodoc Hotel and The Mariners Pub in Rock, Nathan Outlaw's two restaurants in Port Isaac, Rick Stein's Seafood Restaurant and Paul Ainsworth's No. 6 in Padstow.



Cockmoyle, Rock PL27  
Main house: 319.3 sq. metres (3,433.8 sq. feet)  
Office/Studio: 67.3 sq. metres (724.2 sq. feet)  
Garage: 61.24 sq. metres (659.1 sq. feet)  
Pool House: 28.86 sq. metres (310.4 sq. feet)  
**Total area:** approx. 476.4 sq. metres (5,127.5 sq. feet)



Whilst every attempt has been made to ensure the accuracy of this floorplan, 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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