

PAINSDALE ROCK



JB ESTATES
EST. 1971

PAINSDALE

Rock, PL27 6LY

Tucked away in the heart of Rock, Painsdale is a detached two-bedroom property set on a generous plot of approximately 0.26 acres, offering excellent potential for extension or redevelopment (subject to the necessary planning permissions). Surrounded by greenery and enjoying a leafy outlook from every angle, the property also features a utility room attached to a single garage, a designated area for boat storage, and driveway parking for multiple vehicles. Ideally located to enjoy both the beach and the local amenities of Rock.

- Two double bedrooms, family bathroom.
- Light-filled sitting room with log burner and garden views
- Open-plan kitchen/dining room with log burner and direct garden access
- Far-reaching views across the Cornish countryside
- Large garden surrounding the property with mature hedging and planting
- Driveway parking for multiple vehicles with a single garage and storeroom
- In all, approx. 919 sq.ft (85 sq.m) EPC Band G.

Porthilly 600m, Rock 1 mile, Polzeath 2.3 miles, Wadebridge 5.8 miles, Bodmin Parkway Train Station 16 miles, Newquay Airport 18 miles, Truro 30 miles

Viewings by appointment only

Guide Price £995,000

FREEHOLD



THE PROPERTY:

Nestled in a peaceful and private position in Rock, Painsdale is a detached home set on an attractive plot. Currently operating as a two-bedroom holiday let, the property features a bright and airy sitting room with a large bay window offering views over the garden and surrounding countryside, as well as an open-plan kitchen/dining area with a log burner. There are two double bedrooms and a family bathroom. Surrounded by a lawned garden with mature hedging, this oasis also includes a single garage and attached utility room. Painsdale presents an exciting opportunity to renovate, extend, or redevelop (subject to planning permission).

THE ACCOMMODATION:

Entrance hall | Sitting room with log burner |
Open-plan kitchen/dining room with log burner
| Double bedroom with large bay window |
Double bedroom | Family bathroom

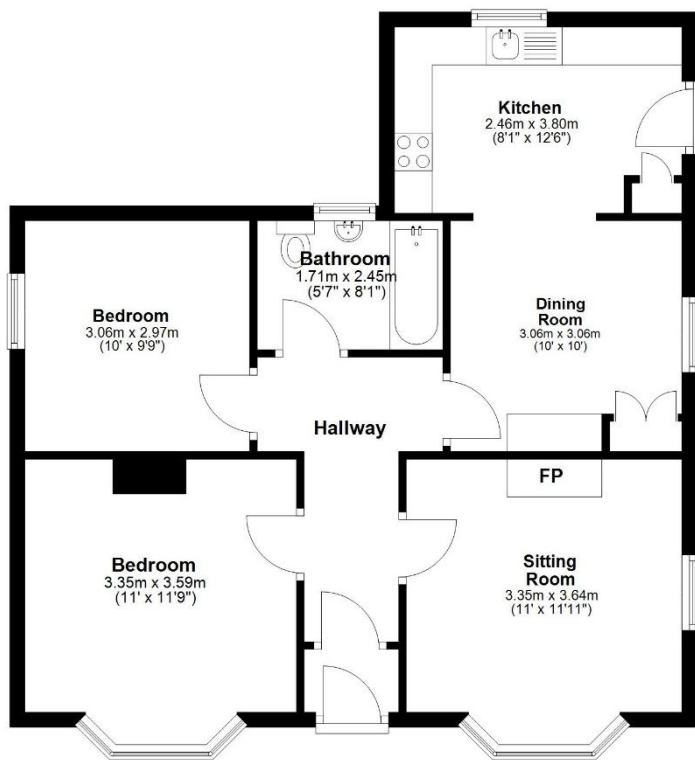
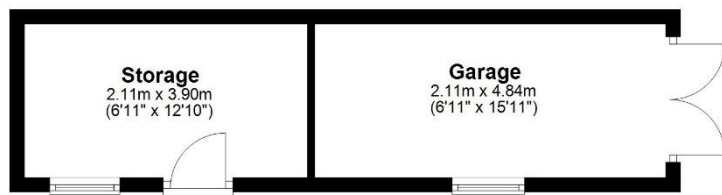
SERVICES:

Mains electricity and water. Mains drainage.
Electric radiators.

OUTSIDE:

Accessed via a private shared driveway off Shores Lane, Painsdale is centrally positioned within its 0.26-acre plot, offering ample parking for multiple vehicles and space for boat storage, alongside a detached single garage with an attached utility room. A lawned garden surrounds the property, enclosed by mature hedging and fencing, creating a private and tranquil haven in the heart of Rock. The garden gently slopes up toward the house, providing an elevated position that takes full advantage of the views across the garden and the countryside beyond.





Total area: approx. 85.4 sq. metres (919.4 sq. feet)



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. 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, Restaurant Nathan Outlaw in Port Isaac, Rick Stein's Seafood Restaurant and Paul Ainsworth's No. 6 in Padstow.

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