

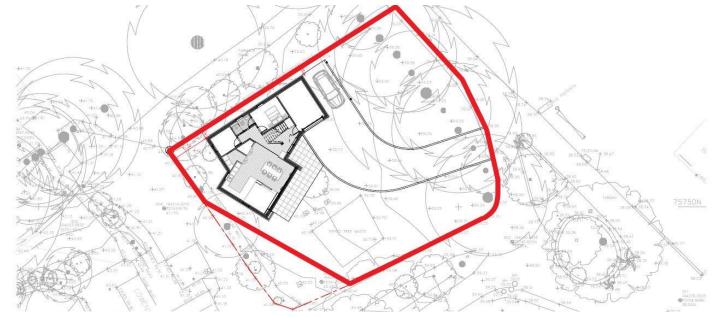
PLOT ADJACENT TO LOWENVA ROCK, PL27 6LQ.

A rare and exciting opportunity to secure a large building plot in Rock, with detailed planning permission for a striking 5-bedroom detached dwelling. A tranquil plot with a green outlook located just a stone's throw from Porthilly and Rock beaches.

- Proposed house approximately 230m2 with 5 bedrooms and 4 bathrooms.
- Situated moments from Porthilly beach via an adjacent footpath
- Driveway access off Sandyhills Lane, a quiet, tree-lined, and private road.
- Three storey accommodation to maximise countryside views
- Unrestricted property which can be a primary residence, holiday home or investment
- Planning reference PA19/09086

Viewings by appointment **GUIDE PRICE:** £1,200,000 FREEHOLD – Unrestricted





LOCATION

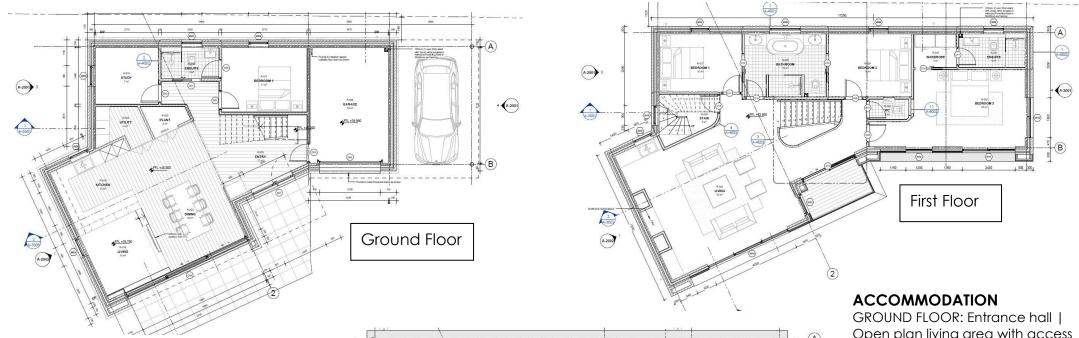
This building plot is located within a stone's throw of Porthilly Cove and Rock Beach, one of the most sought-after locations along the North Cornwall coast. Renowned for its outdoor leisure activities including sailing, water-skiing, gig rowing, windsurfing, golf and scenic coastal walks, the area boasts an abundance of fine sandy beaches including Daymer Bay and Polzeath. The plot is within short walking distance to The Mariners pub and Camel Ski School as well as the shops and grocery stores along Rock Road. Padstow Harbour is easily accessed via the ferry and the market town of Wadebridge is just five miles away and offers a good range of supermarkets, shops, and

OUTSIDE

There is outside space at all levels; a garden or the ground floor, a deck on the first floor, a balcony on the second floor accessed via the master bedroom and a separate roof terrace. On the ground floor there is also an integrated garage and carport as well as driveway parking.





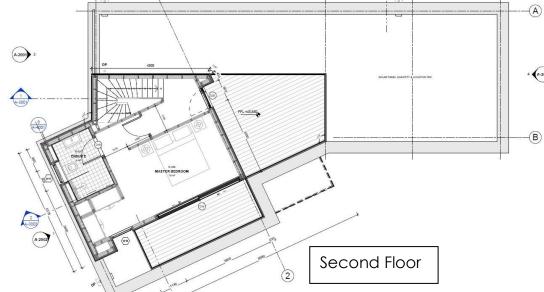


SERVICES

Mains water and drainage. Electricity to be connected nearby. Air source heating.

PLANNING & TECHNICAL

Detailed planning permission has been granted for an unrestricted dwelling under reference PA19/09086. The Vendor has secured the planning permission in perpetuity by laying the foundations. We understand there is scope to alter the design of the house, subject to planning.



GROUND FLOOR: Entrance hall | Open plan living area with access to patio | Double bedroom with en-suite | Study | Pantry/Utility room | Plant room | Integrated garage

FIRST FLOOR: Sitting room with fireplace, kitchenette, access on to the terrace and countryside views beyond | Double bedroom with en-suite and countryside views | Two further double bedrooms sharing an en-suite bathroom | W/C

SECOND FLOOR: Principal bedroom with en-suite, dressing area and private terrace | Further terrace with access from the hallway.

JB ESTATES

Pavilion Building, Rock, Cornwall PL27 6JU 01208 862601 sales@johnbrayestates.co.uk

www.johnbrayestates.co.uk

IMPORTANT NOTICE John Bray Estates have prepared these details as a brief description of the property as they know it. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It cannot be assumed that the property has all necessary planning, building regulation, other consents or clear title and John Bray Estates will not have tested any services, equipment or facilities. No responsibility is taken for any travelling expenses incurred should the property prove to be inaccurately described or withdrawn. A buyer is advised to obtain verification on all matters from their solicitor.