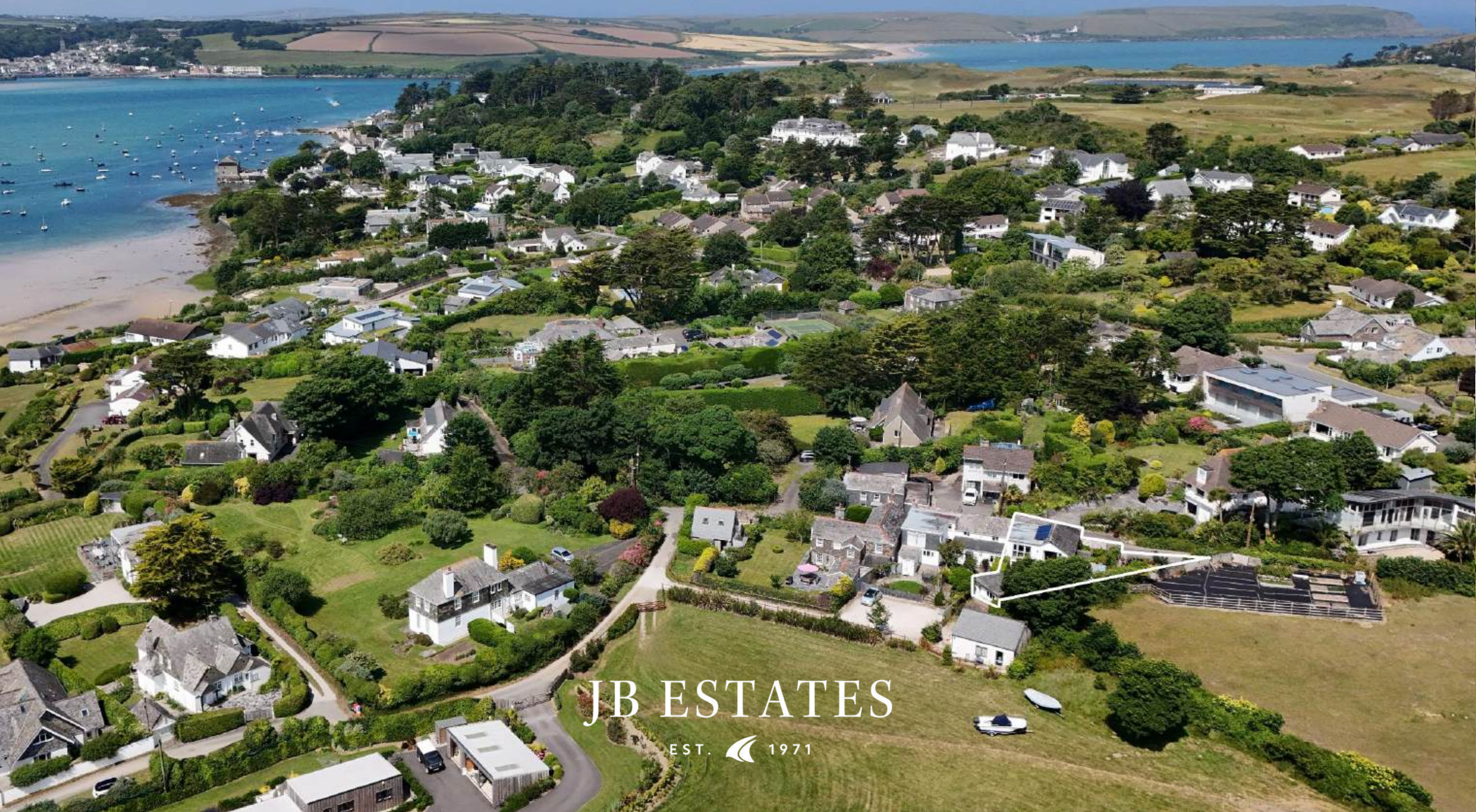


1 PORTHILLY COTTAGES

Rock



JB ESTATES

EST.  1971

1 PORTHILLY COTTAGES

Rock PL27 6JX

This attractive stone, end-of-terrace cottage is located in a sought-after position along Porthilly Lane. Offering 4-bedrooms, the property benefits from far reaching countryside views with some estuary views from the raised patio. The cottage has been lovingly refurbished and lies within walking distance of the beach, golf course, and local amenities.

EPC Band E

- Three spacious double bedrooms (one on the ground floor), two bathrooms.
- Separate external double bedroom with en-suite bathroom and kitchenette
- Light and bright first floor sitting room with dual aspect glazing and Juliette balcony.
- Large open plan kitchen/dining room with adjacent TV snug
- Driveway with parking for three vehicles
- External storage room
- In all approx. 1,671 sq. ft (155.3 sq.m)

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

Offers Over £1.1m

FREEHOLD





THE PROPERTY:

This deceptively spacious three-bedroom cottage is a charming coastal cottage just a short walk from Porthilly Cove. Offering three large double bedrooms, it makes for a comfortable family residence with well-proportioned accommodation. A further en-suite bedroom is located in a separate annexe. The ground floor incorporates more traditionally styled features including a generous open plan kitchen/dining room, and cosy TV snug, whilst the first floor makes the most of the natural light with a sunny sitting room and Juliette balcony. 1 Porthilly Cottages would suit as a primary residence, or a lock-up-and-leave second home or holiday investment alike.

THE ACCOMMODATION:

GROUND FLOOR: Entrance porch used as storage room | Large open plan kitchen/dining room with pantry leading to TV Snug | Ground floor double bedroom with built in cupboard | Shower room

FIRST FLOOR: Large L-shaped sitting room with triple aspect windows and Juliette balcony | Family bathroom with shower over | Two large double bedrooms with built in cupboards | Landing cupboard

ANNEXE: Large double bedroom with en-suite bathroom and kitchenette facilities | Adjacent storeroom

SERVICES:

Mains electricity, water and drainage. Electric panel heaters. Calor Gas bottle supply for kitchen hob.

OUTSIDE:

1 Porthilly Cottages is set in an elevated position along Porthilly Lane on a good-sized plot with a gated driveway and parking for up to three vehicles. The property benefits from an elevated sun terrace with far reaching estuary views. Two further patio gardens allow you to enjoy the sunshine at different times of the day. External annexe with lockable storeroom and 4th en-suite bedroom.



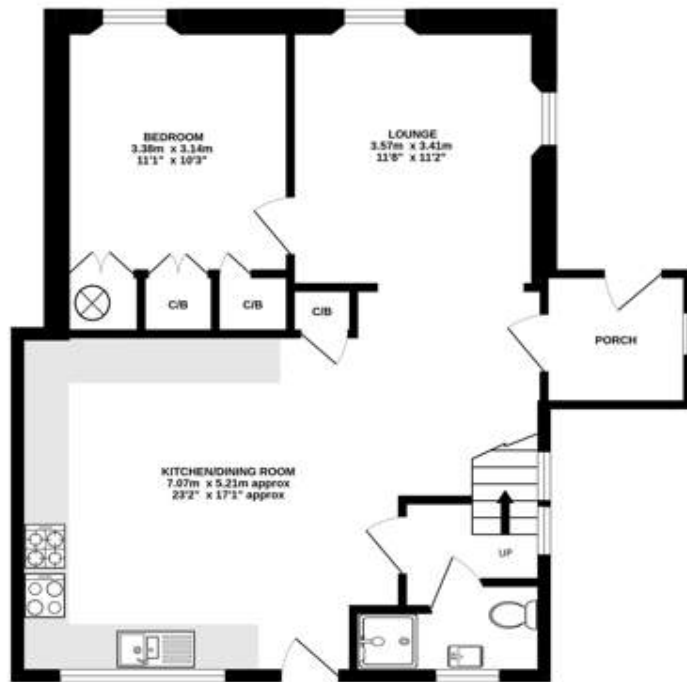
LOCATION:

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

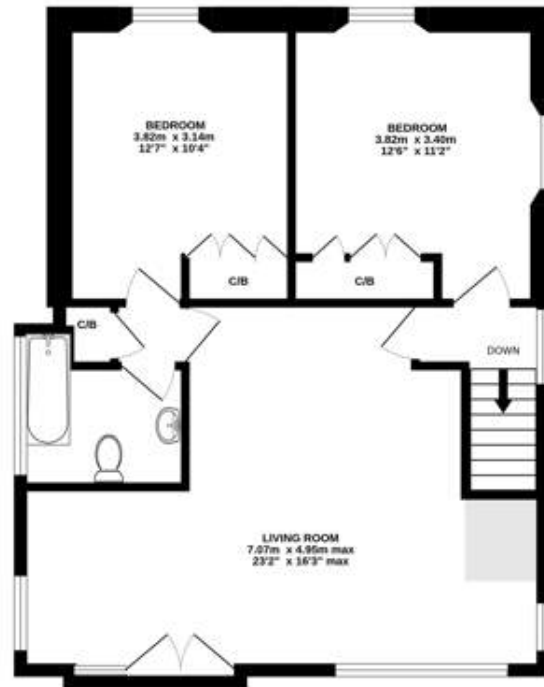




GROUND FLOOR
63.2 sq.m (680 sq. ft)



FIRST FLOOR
60.2 sq.m (648 sq. ft)



TOTAL FLOOR AREA
155.3 sq.m (1671 sq. ft) approx.

ANNEXE
31.9 sq.m (343 sq. ft) approx.

