



4 Little Treverrow
Sandy Hills, Rock
Guide Price £350,000

JB ESTATES
EST.  1971

4 Little Treverrow

Sandy Hills, Rock
PL27 6JY

Set within the peaceful Sandy Hills development, 4 Little Treverrow is an single story house enjoying a south westerly position with views of farmland and far reaching sea views. This property comprises two double bedrooms, one family bathroom and spacious living accommodation. EPC Band F.

- 2 bedrooms, and family bathroom
- Generous living accommodation including an open plan kitchen/diner sitting room with sliding doors onto South facing terrace.
- Private parking for the development, enclosed rear patio garden
- Countryside and far-reaching sea views
- In all about 59.2 sq. m (637 sq. ft.)

Rock 0.5 miles, Port Isaac 6 miles, Wadebridge 7.5 miles,
Bodmin Parkway 18 miles, Newquay Airport 20 miles

Viewings by appointment

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LEASEHOLD (999 YEAR LEASE)



THE PROPERTY

4 Little Treverrow is a two-bedroom detached property situated in a peaceful position on Sandy Hills development. With an open plan kitchen living space and double doors leading to a south-facing terrace to make the most of the countryside and far-reaching sea views. Set within moments from Porthilly and Rock beach, 4 Little Trevarrow makes for an ideal holiday home or let investment.

ACCOMMODATION

South facing terrace | Double patio door entrance
| Open Plan kitchen living space | Two double bedrooms | Family Bathroom.

LOCATION

Located in Rock, the property is situated in one of the most sought-after destinations along the North Cornish coast renowned for its outdoor leisure activities including; sailing, canoeing, water skiing, gig rowing, windsurfing, golf and scenic coastal walks. The area boasts an abundance of fine beaches in particular Daymer Bay and Polzeath, as well as good, year-round shopping facilities. Within the local area there are a wealth of excellent restaurants and pubs including; The Mariners Pub in Rock, Nathan Outlaw's Restaurant in Port Isaac, Rick Stein's Seafood Restaurant and Paul Ainsworth's No. 6 in Padstow. The ferry and water taxi present easy access to Padstow with an enjoyable trip across the river. The market town of Wadebridge is located just five miles away, it is home to an excellent range of shops and independent restaurants.

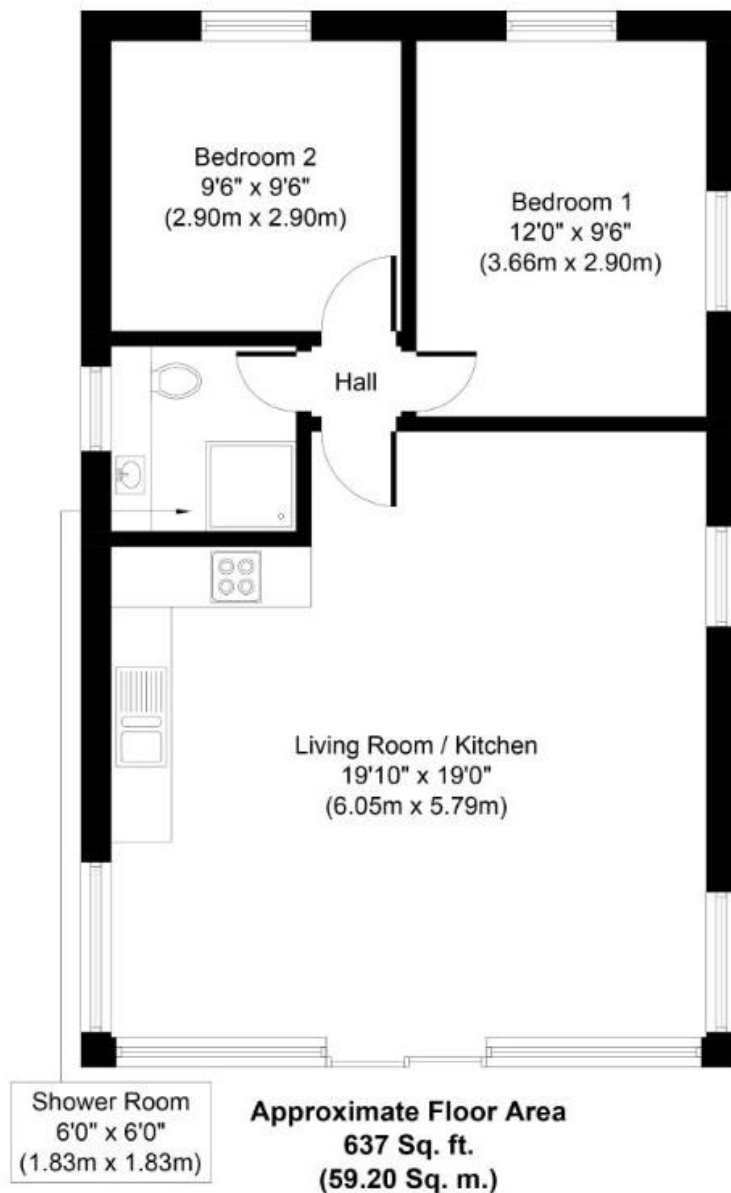
OUTSIDE

Private parking for the development | South-facing wooden terrace leading to double doors
| Countryside and far-reaching sea views towards Porthilly.

SERVICES

Mains water, drainage and electricity | Electric heating





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