



Rockways

9 Rockhaven Gardens, Pityme

Guide Price £495,000

JB ESTATES

EST.  1971

Rockways

9 Rockhaven Gardens, Pityme
PL27 6PJ

Situated in a convenient location, close to the village amenities and Pityme Inn, Rockways is a very well-presented and low-maintenance detached 3-bedroom bungalow. Light and bright throughout, the property boasts a gravel garden to the front with a lawned rear garden and patio, a single garage and off-road parking. Rockways would suit buyers looking for a primary home, a second home or investment property alike. EPC Band F.

- 3 bedrooms, one family bathroom.
- The living accommodation includes a large open plan sitting/dining room, a semi open plan kitchen with a substantial utility room.
- Enclosed and private rear gardens with a low maintenance gravel garden at the front.
- Private driveway parking and a single garage.
- Within walking distance of the village amenities and Pityme Inn.
- In all about 104 sq. m (1,119 sq. ft.)

Rock 1.5 miles, Polzeath 2.5 miles, Port Isaac 6 miles,
Wadebridge 7.5 miles, Bodmin Parkway 18 miles, Newquay
Airport 20 miles

Viewings by appointment

Guide Price: £495,000

FREEHOLD



THE PROPERTY

Rockways is a well-proportioned three-bedroom detached bungalow situated at the top of Rock in the desirable Rockhaven Gardens. Formerly a successful holiday let, the property comprises three bedrooms, a bathroom with separate WC, an open plan sitting/dining room, with a modern fully fitted kitchen leading to a substantial utility room. The property has private driveway parking with access to the single garage and a front gravelled garden. The rear garden is a mix of lawn and patio terrace with a BBQ area.

ACCOMMODATION

GROUND FLOOR: Entrance porch and hallway | Open plan sitting/dining room with double doors to the front garden | Semi open plan kitchen | Large utility room with door to rear garden | Three bedrooms | Bathroom and separate WC

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 Pityme Inn, opposite, 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 offer 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, supermarkets, and independent restaurants.

OUTSIDE

To the front, the property enjoys private driveway parking leading to the single garage with a pedestrian gate into an enclosed gravel garden that can be accessed off the sitting room. To the rear, there is a private and secluded lawn and patio, accessed via the utility room

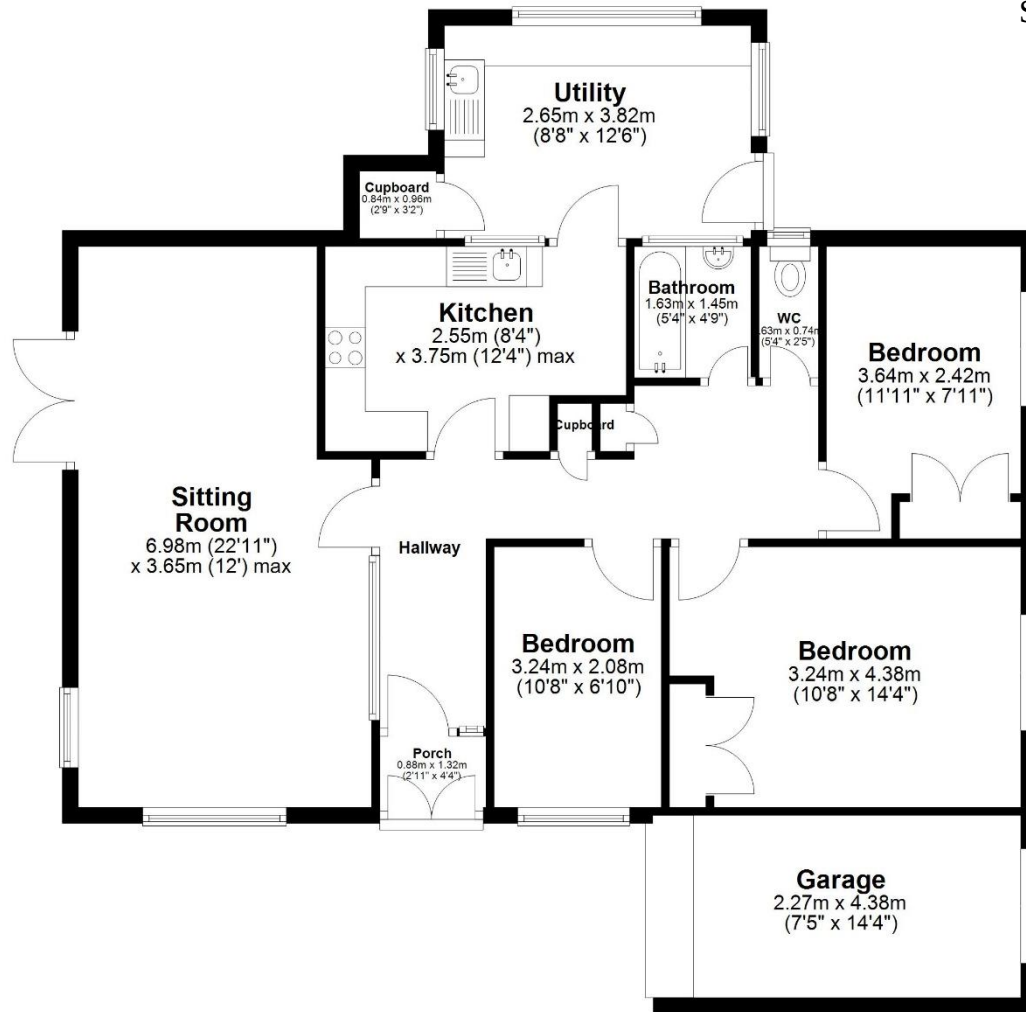
SERVICES

Mains water, drainage, and electricity. Modern electric panel heaters



Ground Floor

Approx. 104.0 sq. metres (1119.0 sq. feet)



Total area: approx. 104.0 sq. metres (1119.0 sq. feet)

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