

# GALTEE BEAG ROCK



JB ESTATES  
EST. 1971



## Galtee Beag, Rock, PL27 6LB

Built in 2010, Galtee Beag is an architecturally striking five-bedroom detached home, ideally positioned just moments from the Camel Estuary, Sailing Club and Rock Beach. Arranged over three floors and designed with rooflights and full height glazing to maximise the natural light, this spacious and contemporary home offers generous lateral living spaces with far-reaching views across the estuary, and the surrounding countryside.

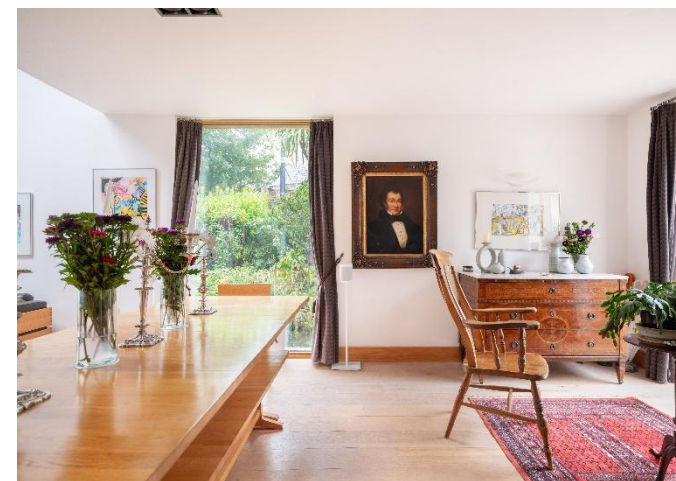
- Generous open plan kitchen/dining/living room with separate sitting room and balcony
- Gallery with apex window and separate study with elevated views across Porthilly Cove
- Five double bedrooms including a principal suite with estuary views and a dressing room, sitting area and en-suite bathroom
- A wrap-around garden comprising of lawn, secluded patios and mature trees & planting with space for boat/dinghy storage
- Private driveway parking for 2 vehicles and a double garage
- Moments from the sailing club, the Camel Estuary and Rock's popular eateries
- In all approx. 4,420 sq. ft. (410.7 sq. m.) including garage but excluding balcony. EPC Band C.

Rock Beach 0.1 miles, Daymer Bay and Polzeath 2.5 miles, Port Isaac 5 miles, Wadebridge 7 miles, Bodmin Parkway 16 miles, Newquay Airport 18 miles, Truro 31 miles, Exeter 70 miles

Viewings by appointment only

**Guide Price: £3,500,000**

**FREEHOLD – UNRESTRICTED**









## THE PROPERTY

Set in a sought-after position along Rock Road, Galtee Beag is an arresting five-bedroom detached home, currently enjoyed as a full-time residence. Crafted with care from locally sourced Cornish materials, it has been thoughtfully designed to maximise both comfort and connection to its coastal setting, with every room bathed in ever-changing natural light. Arranged across three floors, the first-floor entrance level features a spacious open-plan kitchen/breakfast area with an oriel window and utility room/larder tucked behind, giving way to a comfortable snug with a large dining room at the other end of the floor. The space is complemented by a separate sitting room that opens onto a wisteria clad balcony with garden and estuary views. A graceful spiral staircase leads to the ground floor, where four double bedrooms and a generous family room with a kitchenette open directly onto private patios – perfect for relaxing or entertaining. Up on the second floor, a galleried landing, study, and the indulgent principal suite all enjoy elevated views over the Camel Estuary and Porthilly Cove. The principal suite includes a private sitting area, walk-in wardrobe, and a substantial en-suite bathroom, along with breathtaking coastal views right from the bed. Direct access to a private study makes this suite both a luxurious retreat and a practical working space.

## ACCOMMODATION

**GROUND FLOOR:** Family room with kitchenette and folding doors to the garden | Double en suite bedroom | Three further double bedrooms | Family bathroom | Wet room

**FIRST FLOOR:** Entrance hall | W.C. | Cloak room | Open plan living/kitchen/dining room | Utility room | Separate sitting room with vaulted ceiling and direct access onto a large balcony | Galleried landing with spiral staircase

**SECOND FLOOR:** Mezzanine gallery with apex window | Principal bedroom suite with sitting area, dressing room and en-suite bathroom | Large galleried study

## OUTSIDE

Accessed via a shared driveway, the property offers private parking for two vehicles and a detached double garage. To the rear, a secluded block paved patio provides a peaceful spot to enjoy the morning sun, with another west-facing terrace for outdoor dining or quiet relaxation. There is an elevated balcony accessed from the first floor sitting room overlooking the garden, comprising a beautifully maintained terraced lawn framed by mature trees, flowering borders, and established planting, creating a leafy oasis. Double gates off the driveway, offer convenient access for boat/dinghy storage.

## SERVICES

Mains water, electricity, and drainage. Air Source Heat Pump and Underfloor Heating.













**LOCATION:** Galtee Beag is located in one of the most sought-after destinations along the north Cornwall coast. Set on the Camel Estuary, Rock is renowned for its southerly aspect and abundance of outdoor leisure activities including sailing, canoeing, water skiing, gig rowing, windsurfing, swimming, golf, as well as scenic walking along the Southwest Coast Path. An Area of Outstanding Natural Beauty, it boasts an abundance of fine beaches in particular Rock, Daymer Bay and Polzeath, as well as good, year-round shopping facilities. Within an easy stroll of the property, there are a wealth of excellent restaurants and pubs including The Mariners Pub, The Upper Deck and Fourboys alongside The Dining Room in Rock and Nathan Outlaw's Restaurants in Port Isaac. The ferry and water taxi offer an enjoyable trip across the estuary to sample Rick Stein's Seafood Restaurant and Paul Ainsworth's No. 6 in Padstow. The market town of Wadebridge is just five miles away and home to an excellent range of shops and independent restaurants, along with supermarkets, a cinema, tennis club and leisure centre.





## Galtee Beag

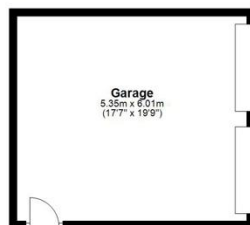
Total area: approx 410.7 sq.m (4,420.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of this floorplan, 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.

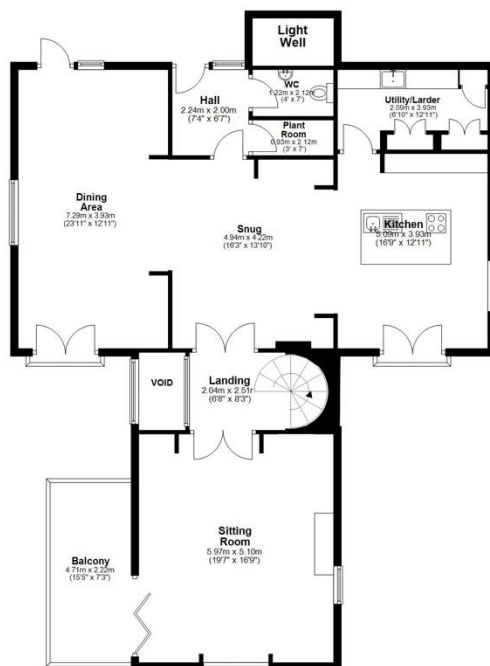
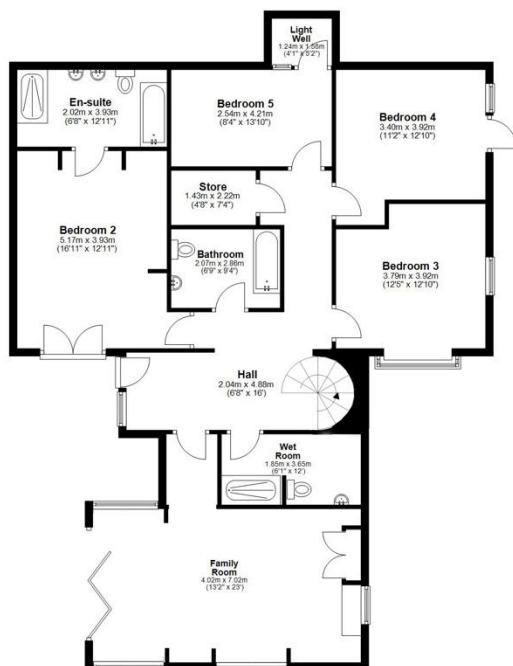
### First Floor

Approx. 160.2 sq metres (1724.3 sq. feet)



### Ground Floor

Approx. 143.1 sq metres (1540.6 sq. feet)



### Second Floor

Approx. 107.4 sq metres (1155.9 sq. feet)



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