



Puffin Cottage
Rock Road, Rock
Asking Price: £695,000

JB ESTATES
EST.  1971

Puffin Cottage

Rock Road, Rock, PL27 6PP

Occupying a peaceful residential position in the heart of Rock, Puffin Cottage is a well-appointed three-bedroom semi-detached home just moments from the Camel Estuary. A successful holiday let property, it has been well-maintained over the years with a large rear garden that enjoys Cornish countryside views but also offers great potential for full-time living in one of North Cornwall's most sought-after locations.

- 3 double bedrooms, 1 with an en-suite bathroom, and a family bathroom.
- A well-proportioned semi-detached home with beautiful open countryside views.
- Separate sitting room and open plan kitchen/dining room, both leading into a bright conservatory, opening onto the rear garden.
- A large south-westerly facing lawn garden with a patio terrace, far-reaching countryside views and beautiful sunsets.
- Private driveway parking for two vehicles.
- Currently a holiday let with John Bray Cornish Holidays.
- In all 1,263.2 sq.ft. (117.4 sq.m.) EPC Band C.

Rock Sailing Club 1.2 miles, Port Isaac 6 miles, Wadebridge 7.5 miles,
Bodmin Parkway 18 miles, Newquay Airport 20 miles

Viewings by appointment

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FREEHOLD



THE PROPERTY

This comfortable semi-detached 3-bedroom property is situated in a quiet position, set back from Rock Road. The property is conveniently located within easy walking distance of all that Rock has to offer. The open-plan kitchen and dining area flows seamlessly into a bright conservatory, creating a versatile living space as well as a separate sitting room, complete with an open fireplace. Upstairs, the principal bedroom benefits from its own en-suite shower room, while two further bedrooms are served by a family bathroom. Puffin Cottage benefits from a south-west rear garden with countryside views across the fields as well as a patio terrace. Currently a holiday let, this property is immediately useable yet provides a prospective buyer the opportunity to add their own stamp.

LOCATION

Located in Rock, Puffin Cottage is situated in one of North Cornwall's most desirable destinations, renowned for its outdoor leisure activities including sailing, canoeing, water skiing, gig rowing, windsurfing, golf, and coastal walks. The area boasts an abundance of fine beaches like Daymer Bay and Polzeath, as well as good, year-round shopping facilities. Within the local area, there is 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 and is home to a range of shops and independent restaurants.

ACCOMMODATION

GROUND FLOOR: Entrance Hall | W.C. | Sitting Room with open fire | Fully equipped kitchen/Dining Room | Conservatory

FIRST FLOOR: Principal Bedroom with En-Suite Bathroom | Two further Bedrooms | Family Bathroom

OUTSIDE

Private driveway parking for two vehicles to the front. At the rear, a generous enclosed garden enjoys a patio terrace and tranquil countryside views.

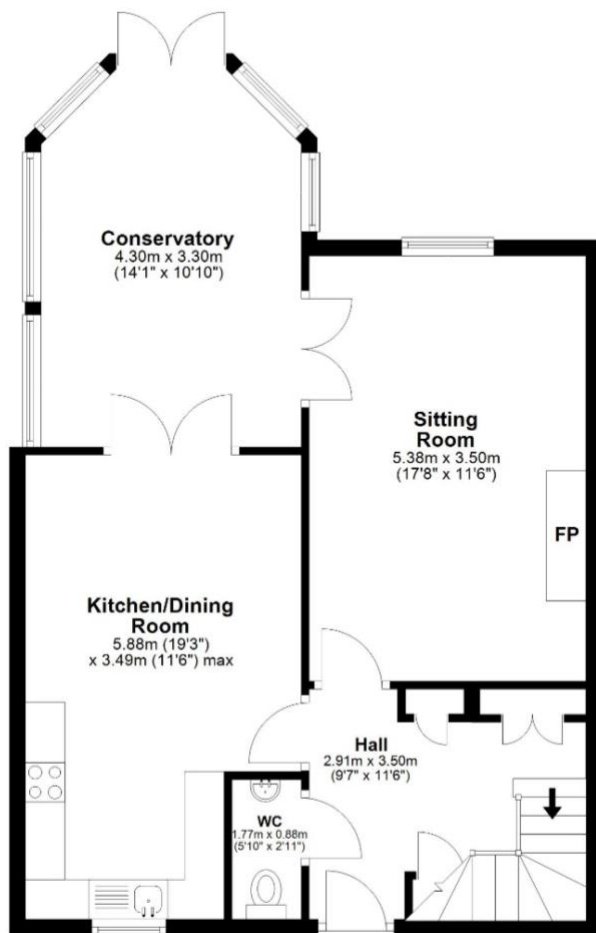
SERVICES

Mains water, electricity & drainage. Oil central heating throughout plus independently controlled electric underfloor heating on the ground floor.



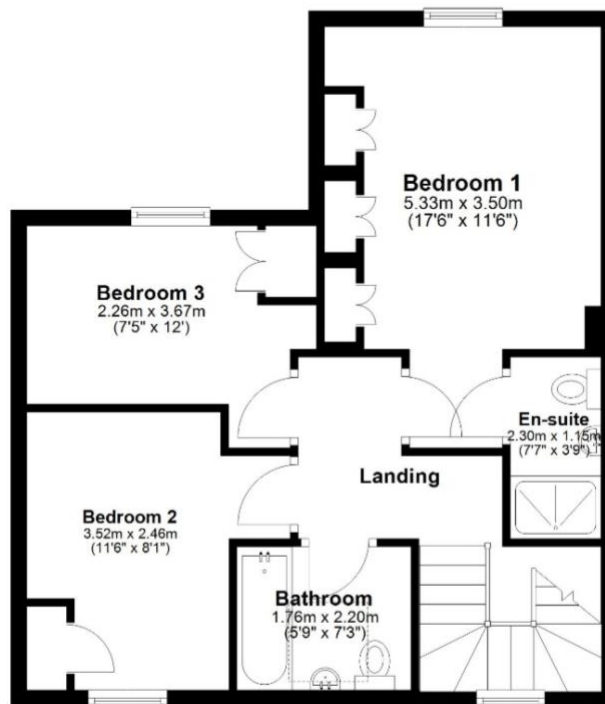
Ground Floor

Approx. 65.9 sq. metres (709.7 sq. feet)



First Floor

Approx. 51.4 sq. metres (553.5 sq. feet)



Total area: approx. 117.4 sq. metres (1263.2 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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