

BARKHILL COTTAGE ROCK



JB ESTATES

EST.  1971

Barkhill Cottage

Rock, PL27 6LY

Awash with natural light and with uninterrupted sightlines straight through to the garden, Barkhill Cottage is a charming three-bedroom detached bungalow ideally positioned in the heart of Rock, within easy walking distance to the beach and coast. Surrounded by a sizeable and mature garden, it comes with a single detached garage with additional parking in front and a useful timber outbuilding. Barkhill Cottage is currently a private home but would also make a wonderful coastal retreat with scope to develop further, subject to planning. EPC Band E.

- Three bedrooms, shower room and separate bathroom
- Semi open-plan kitchen, dining, and sitting room with a log burner and bi-fold doors opening out onto decking
- Patio doors leading from the dining room onto a private rear terrace
- A mature lawned garden surrounds the property with right of way access to a garage and parking space adjacent to the property
- Large timber outbuilding used for storage and a detached single garage and utility space with outside shower
- In all, approximately 1,299.5 sq. ft (120.7 sq. m) including the garage and outbuilding.

Rock beach 1 mile, Wadebridge 5.3 miles, Port Isaac 5.4 miles, Bodmin Parkway 15 miles, Newquay Airport 17 miles.

Viewings by appointment

Guide Price: £760,000

FREEHOLD



THE PROPERTY

Situated on Shores Lane, just off Rock Road, Barkhill Cottage is a delightful, single-storey 3-bedroom property located just around the corner from Rock's village amenities. The property features a semi open-plan layout with a spacious sitting room and bi-fold doors opening onto the front garden and deck. The sitting room flows seamlessly into the dining area and kitchen, which has French doors opening out to a secluded terrace. Three double bedrooms, all enjoying garden views, are complimented by a family bathroom and an additional shower room.

The house sits on a generous plot, complete with a detached single garage incorporating a storage/utility room, an outside shower and allocated parking. Additionally, there is a separate timber outbuilding currently used for storage, a small garden shed and a greenhouse. Barkhill Cottage is ideally positioned within walking distance of Rock Beach, and Porthilly Cove via nearby footpaths.

ACCOMMODATION: Entrance Hall | Semi open plan sitting/kitchen/dining room | Three double bedrooms | Family bathroom | Shower room

OUTSIDE

A 5-bar gate leads to private parking and boat storage on the lawn. A single detached garage is positioned to the rear of the plot and Barkhill Cottage has a right of way across the neighbouring driveway in order to access its garage and parking place. The property is enveloped by a lawned garden bordered with mature hedging and trees, offering a sense of tranquillity and seclusion. There is a raised deck to the front and a patio terrace to the rear, providing space for relaxation and entertainment. A sizeable outbuilding to the rear with two sections, provides useful additional storage alongside a small garden shed and a greenhouse.

SERVICES

Main's water, drainage, and electricity. Gas fired central heating

LOCATION

One of the most sought-after destinations along the North Cornish coast, Rock is renowned for its outdoor leisure activities including sailing, canoeing, water skiing, gig rowing, windsurfing, golf, and scenic coastal walks. The area boasts many fine beaches including Daymer Bay and Polzeath, as well as 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 makes travelling across the estuary to Padstow, both easy and fun.



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Total Area Approx. 120.7 Sq. Metres (1299.5 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.

