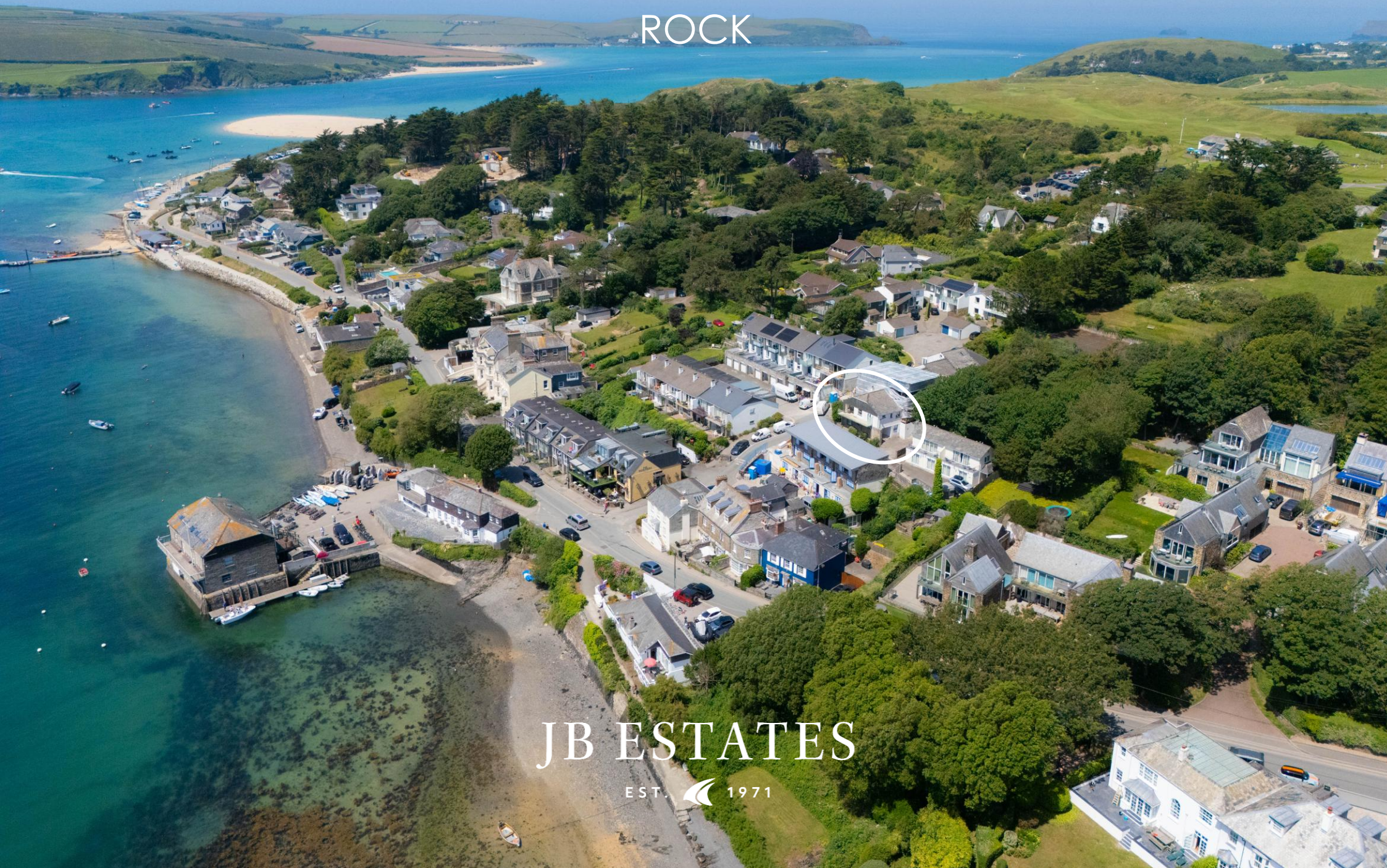


23 SLIPWAY COTTAGES ROCK



JB ESTATES

EST.  1971

23 Slipway Cottages

Rock, PL27 6LD

Situated just moments from the waterfront in the heart of Rock, this stylish four-bedroom end-terrace home enjoys elevated views across the Camel Estuary towards Padstow and the surrounding countryside. Offering well-presented open plan living, with a balcony and terrace overlooking the water, it presents an excellent opportunity to acquire a contemporary coastal home in a highly sought-after location.

- 4 bedrooms (one with estuary views), 3 bathrooms (two ensuite) and a utility room
- Open plan living/dining room with bi-fold doors and a generous estuary-facing balcony
- Separate kitchen with estuary views and serving hatch
- Terrace at the front of the property with estuary views
- Holiday let with The Point Holidays.
- Private parking for one vehicle in car port
- Located just steps from the water and Rock beach.
- Potential to extend, subject to planning permission
- In all approximately 1,171.6 sq. ft. (108.8 sq. mtrs). EPC Band D.

Rock Sailing Club 60 yards, Daymer Bay 2.5 miles, Polzeath 2.9 miles, Port Isaac 8 miles, Wadebridge 6.4 miles, Bodmin Parkway 18 miles, Newquay Airport 20 miles

Viewings strictly by appointment

Guide Price £1,100,000

FREEHOLD



THE PROPERTY

Occupying an enviable position in the heart of Rock, just moments from the Sailing Club, Camel Estuary and beach, 23 Slipway is a well presented four-bedroom end-terrace home enjoying panoramic estuary views.

Designed for relaxed coastal living, the property offers a light-filled open-plan sitting and dining room opening onto a southwest-facing balcony, a separate kitchen with estuary views, four generous double bedrooms, including two en-suites, and a utility room. To the front, a spacious sun terrace provides the perfect setting for al fresco dining while taking in the ever-changing estuary views. To the rear, a car port and outdoor tap offer practical convenience after days spent on the water or at the beach.

THE ACCOMMODATION

GROUND FLOOR: Entrance Hall | Two double bedroom with en-suite shower rooms | Utility room with direct access to the car port

FIRST FLOOR: Open plan living/dining room with direct access onto balcony | Principal bedroom with balcony access | family bathroom | Double bedroom (currently used for storage)

OUTSIDE

23 Slipway benefits from private covered parking to the rear of the property with an electric charging point. A generous estuary-facing balcony extends along the side of the house, providing an exceptional vantage point to enjoy uninterrupted views across the Camel Estuary towards Padstow. Accessed via a sheltered courtyard, it is the perfect space to relax, dine and make the most of this outstanding waterfront setting.

SERVICES

Mains water, electricity, and drainage. Electric heating.





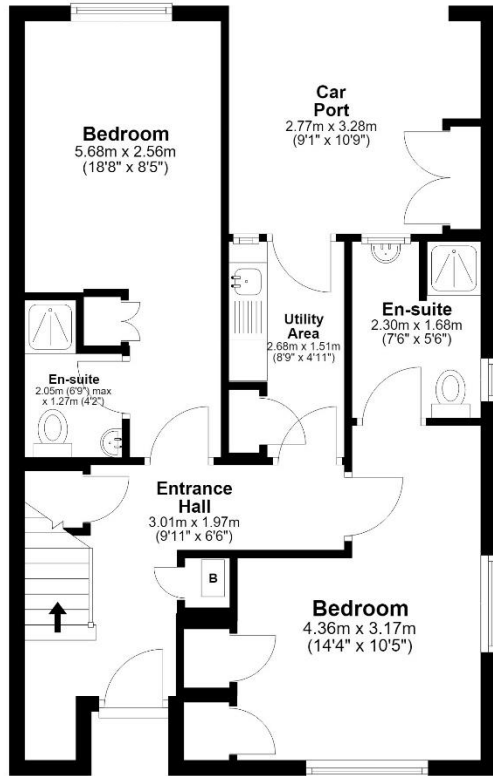


LOCATION

Located in Rock, 23 Slipway 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, swimming, golf, as well as scenic coastal walks. The area boasts an abundance of fine beaches in particular Rock, Daymer Bay and Polzeath, as well as good, year-round shopping facilities. Within in 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 with Nathan Outlaw's Restaurants in Port Isaac just a little further afield. 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 located just five miles away and is home to an excellent range of shops and independent restaurants, along with a cinema, tennis club and swimming pool.

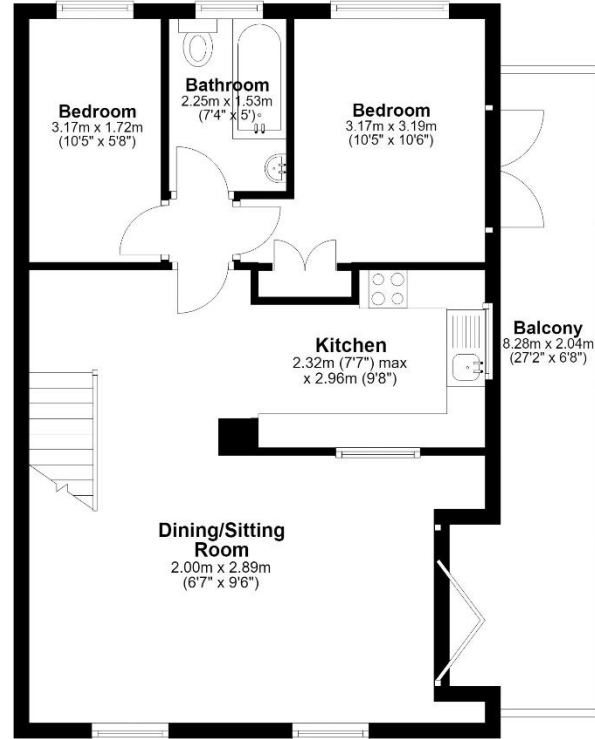
Ground Floor

Approx. 56.0 sq. metres (603.0 sq. feet)



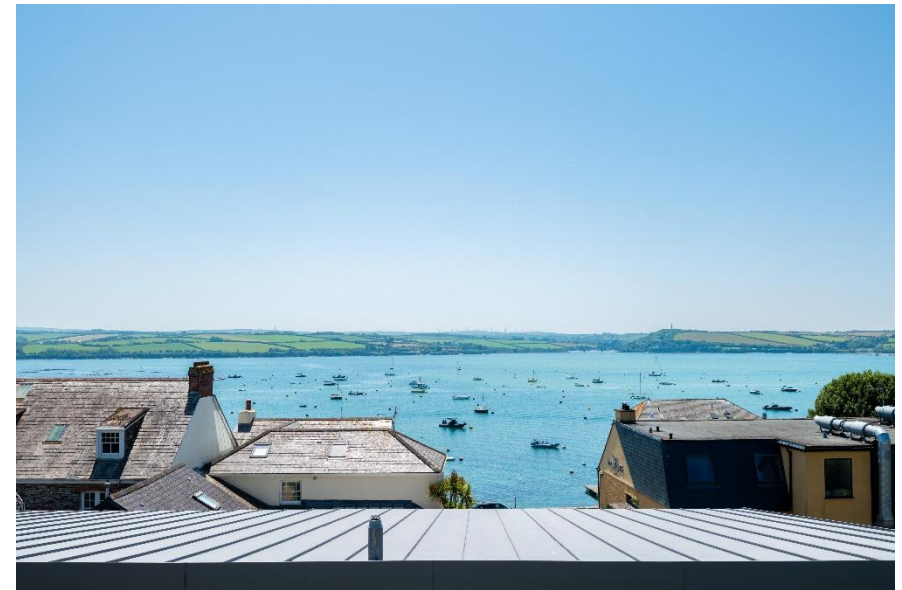
First Floor

Approx. 52.8 sq. metres (568.6 sq. feet)
(excluding Balcony)



Total area: approx. 108.8 sq. metres (1171.6 sq. feet)

This floorplan is for guidance only and must not be relied upon as a statement of fact.



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