



Hatchlands

5 Sandy Hills, Rock, PL27 6LQ

Offers in the Region of £675,000

JB ESTATES

EST.  1971

Hatchlands

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Hatchlands is a holiday property and as such is not liable for any council tax. The property is also registered for Business Rates and sits below the chargeable threshold.

Enjoying one of the most secluded positions within Sandy Hills, Hatchlands is a charming three-bedroom alpine-inspired coastal hideaway surrounded by open countryside. The elevated south-facing setting bathes the property in natural light, creating a wonderful sense of calm and privacy. Despite its tucked-away feel, the beach, sailing waters and Rock's amenities are all within easy walking distance via nearby footpaths across the fields.

- 3 bedrooms, 2 bathrooms (1 en suite).
- Reverse-level layout with vaulted ceilings in the open-plan kitchen/dining/sitting room.
- Sliding doors open onto a covered, south-facing balcony.
- Currently a popular holiday let property with The Point at Polzeath.
- Private parking for two vehicles with an electric car charger.
- Available with contents included (minus small personal effects)
- In all about 103.9 sq. m (1118.4 sq. ft.) EPC Band D.

Rock 0.5 miles, Port Isaac 6 miles, Wadebridge 7.5 miles, Bodmin Parkway 18 miles, Newquay Airport 20 miles

Viewings by appointment

Offers in the Region of £675,000
FREEHOLD (Holiday Property)



THE PROPERTY

A detached three-bedroom holiday home set in an elevated position at Sandy Hills, Hatchlands is very well presented throughout. Spacious and light-filled, the open-plan living space flows seamlessly out to a south-facing balcony with gorgeous countryside views. On the ground floor, there are three well-proportioned bedrooms (one with an en-suite) and a further bathroom and utility room. Just moments from Porthilly and Rock beaches, Hatchlands has been a popular holiday let for over 12 years.

ACCOMMODATION

GROUND FLOOR: Three double bedrooms (one en-suite) | Modern bathroom | Utility room | Understairs storage

FIRST FLOOR: Open plan kitchen/dining/sitting room with high, vaulted ceilings and sliding doors leading out to the balcony.

LOCATION

Rock is 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 all within walking distance including Porthilly Cove, Rock beach, 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 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, it is home to an excellent range of shops and independent restaurants.

SERVICES

Mains water, drainage and electricity. Electric storage heaters. EV charger.





Porthilly Cove

First Floor

Approx. 53.8 sq. metres (579.2 sq. feet)

Ground Floor

Approx. 50.1 sq. metres (539.2 sq. feet)



Total area: approx. 103.9 sq. metres (1118.4 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 misstatement. 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.