



ROHRS & ROWE

Cranbrook
Rock Road
Rock
PL27 6NW

- Substantial and versatile detached home in the heart of Rock
- Four-bedrooms in main house
- Two reception rooms, study and three bath/shower rooms
- Detached ancillary Bothy providing a fifth bedroom and shower room
- Large kitchen with adjoining utility room
- Southerly facing garden with lawn and decked entertaining areas
- Detached garage with separate home office
- Within walking distance of Rock's beach, shops, cafés and restaurants
- EPC C
- Council Tax Band D



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PROPERTY

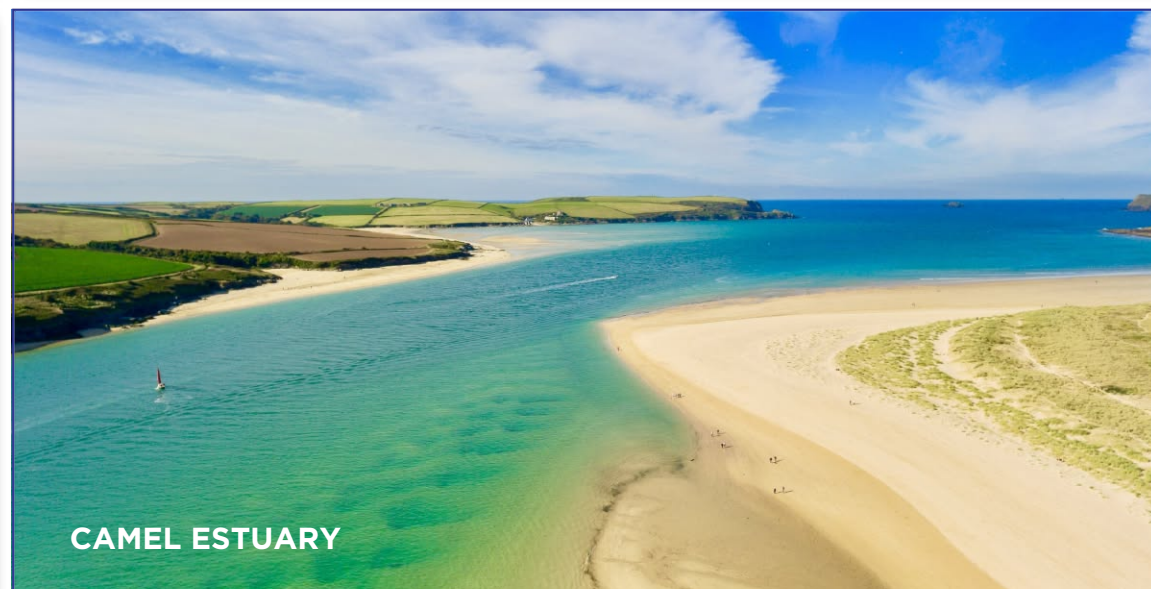
Cranbrook is a substantial and versatile detached home in central Rock, offering approximately 2,378 sq ft of accommodation across two floors, extending to 2,877 sq ft including The Bothy, garage and office. Its flexible layout is ideally suited to both permanent living and coastal holidays.

The ground floor features a welcoming entrance hallway, spacious dining room with wood burner and adjoining lounge overlooking the south-facing garden, with French doors opening onto the terrace. The generous kitchen is fitted with a range cooker and dishwasher, with direct garden access, while a separate utility room provides additional practicality. Two bedrooms, a shower room and dedicated study complete the ground floor. Upstairs are two exceptionally spacious bedrooms, including a principal bedroom with en suite shower room, alongside a family bathroom and useful storage.

The Bothy & Outbuildings - Positioned separately within the garden, The Bothy offers flexible ancillary accommodation with a principal room, shower room and adjoining store. Benefiting from Building Control approval, it also has plumbing provision for a future kitchenette, subject to necessary consents. A detached garage provides secure storage for vehicles and water-sports equipment, alongside a separate office ideal for home working. Approached via a broad driveway with generous parking, Cranbrook enjoys a private, south-facing rear garden with an extensive lawn, mature hedging and sheltered decked entertaining areas. Direct access from the kitchen and lounge creates an effortless connection between indoor and outdoor living.







LOCATION

Cranbrook occupies a convenient position on Rock Road, placing the village's excellent range of shops, cafés, restaurants and everyday facilities within walking distance. Rock beach, the Camel Estuary and the passenger ferry to Padstow are also readily accessible.

Rock is one of Cornwall's most sought-after coastal villages and is renowned for its sailing, water skiing, paddleboarding and other water-based activities. The long sandy beach extends along the Camel Estuary towards Brea Hill and Daymer Bay, while the nearby Atlantic coast offers excellent surfing at Polzeath. St Enodoc Golf Club is also nearby, with its highly regarded links courses occupying a spectacular position overlooking the estuary and coastline.

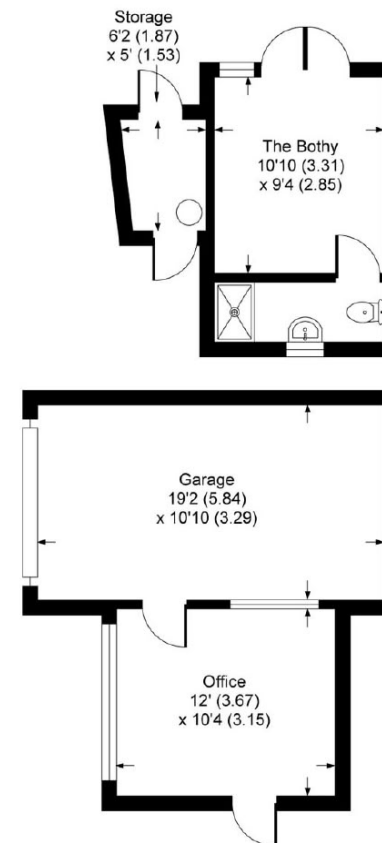
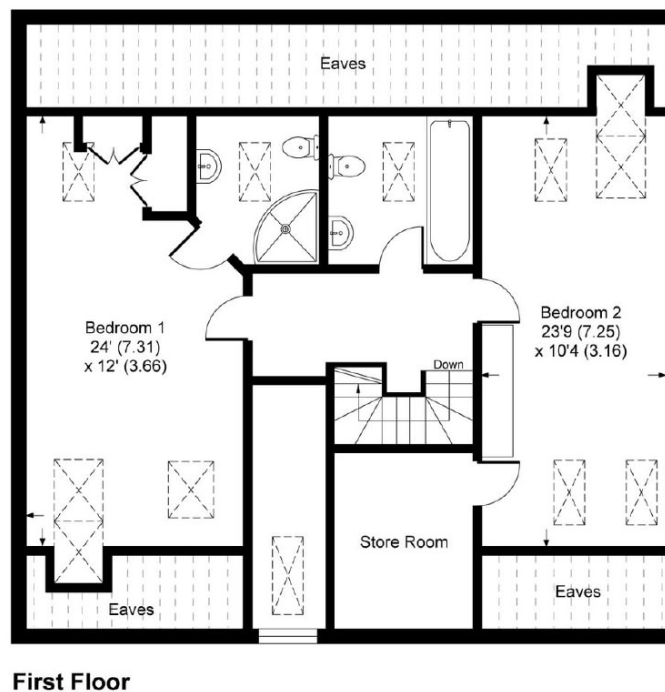
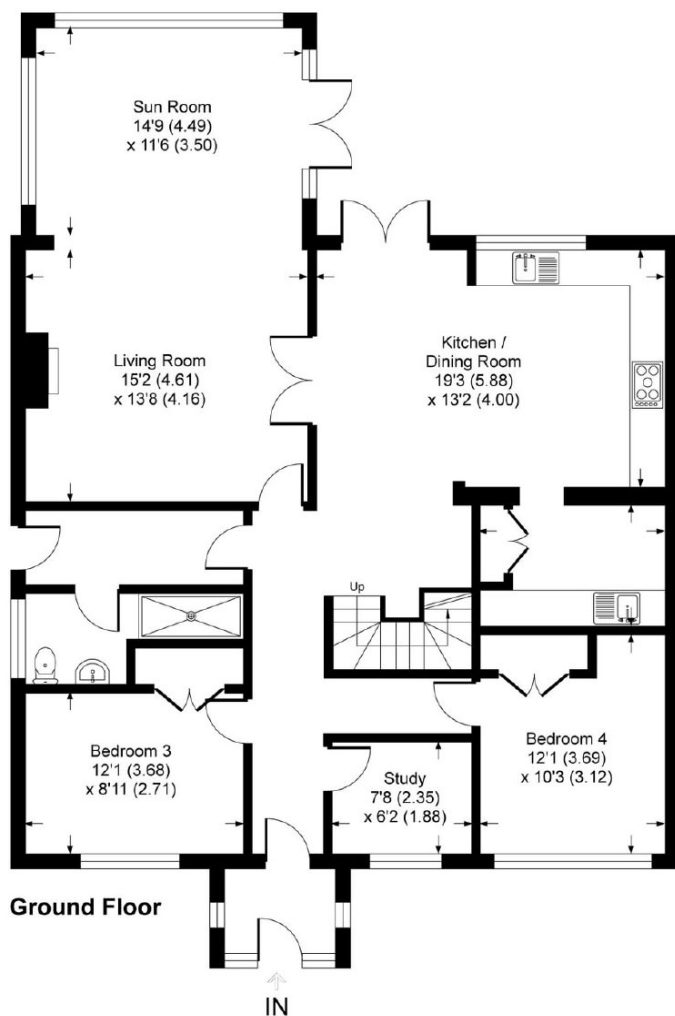
The village has an excellent choice of places to eat and drink, together with a butcher, bakery, delicatessen, local shops and other useful facilities. The passenger ferry provides an enjoyable route across the estuary to Padstow and its further selection of restaurants, shops and harbour amenities. The market town of Wadebridge is approximately five miles away and offers a wider range of supermarkets, independent shops, schools and professional services. Bodmin Parkway provides direct rail services to London Paddington, while Cornwall Airport Newquay offers flights to a range of UK and European destinations.





Cranbrook Rock Road, PL27

Approximate Gross Internal Area = 221 sq m / 2378 sq ft
 Approximate Garage Internal Area = 19.2 sq m / 207 sq ft
 Approximate Outbuildings Internal Area = 27.1 sq m / 292 sq ft
 Approximate Total Internal Area = 267.3 sq m / 2877 sq ft
 (excludes eaves)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
 Produced by Devon Property Photography for Rohrs & Rowe



Services: Mains water, electricity and drainage. Oil fired central heating

Directions: What3words: [///topic.newsprint.succeed](https://www.what3words.com/#!/topic.newsprint.succeed)

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