

ROSEVALLEN TREBETHERICK

JB ESTATES

EST.  1971

ROSEVALLEN

TREBETHERICK, PL27 6SG

Rosevallen is a detached, four-bedroom home situated in an elevated position in the highly sought after village of Trebetherick. The property is set on a generous plot with views towards Daymer Bay beach, The Camel Estuary and Brea Hill. It was built in the 1970's and is currently a popular holiday rental and home. EPC Band D.

- 4 bedrooms, 3 bathrooms, W/C
- Conveniently located within walking distance to Daymer Bay beach and local amenities as well as a short drive to Rock and Polzeath.
- Deceptively spacious accommodation including a kitchen/diner and separate sitting room with doors to the garden
- A large south-west facing garden to the front with a patio area
- Integrated single garage and driveway parking for multiple vehicles
- An exciting opportunity for a new owner to enhance the property
- In all, approximately 1,708.1 sq. ft (158.7 sq. m) Plot size approx. 0.25 acres

Daymer Bay beach 700 yards, Rock 1 mile, Polzeath 1.1 miles, Port Isaac 8. miles, Wadebridge 6 miles, Bodmin Parkway 15 miles, Newquay Airport 17 miles, Exeter (M5) 70 miles.

Viewings by appointment

Guide Price: £1,485,000

FREEHOLD





THE PROPERTY

Set within a sizeable plot in the sought-after area of Trebetherick, Rosevallen occupies an elevated position less than a ten-minute walk from Daymer Bay beach. Surrounded by lawned gardens, the ground floor offers a light filled sitting room with patio doors, an open-plan kitchen and dining area, a utility room with garden access, W.C. and a principal bedroom with en-suite. Upstairs, three further bedrooms enjoy views across the Camel Estuary, Brea Hill and St Enodoc Golf Course, alongside an en-suite shower room and family bathroom. Currently a popular holiday let and home, Rosevallen would make an equally attractive main residence.

ACCOMMODATION

GROUND FLOOR: Entrance Hall | Sitting room | Kitchen/dining room | Utility room | W.C. | Double bedroom with en-suite | Attached garage.

FIRST FLOOR: Principal bedroom with an en-suite | Double bedroom | Single bedroom | Family bathroom

OUTSIDE

Accessed via a private driveway, the property offers ample parking for multiple vehicles and/or boats, perfectly suited to a coastal lifestyle. A generous lawned garden, bordered by mature shrubs, provides both privacy and a sense of seclusion, while a sun-drenched patio terrace wraps around the front — ideal for relaxed afternoons and outdoor entertaining. To the rear, an enclosed garden offers practical space for drying wetsuits and storing beach equipment, enhancing its appeal as a versatile seaside retreat.

SERVICES

Main's water and electricity. Oil fired central heating. Private drainage.





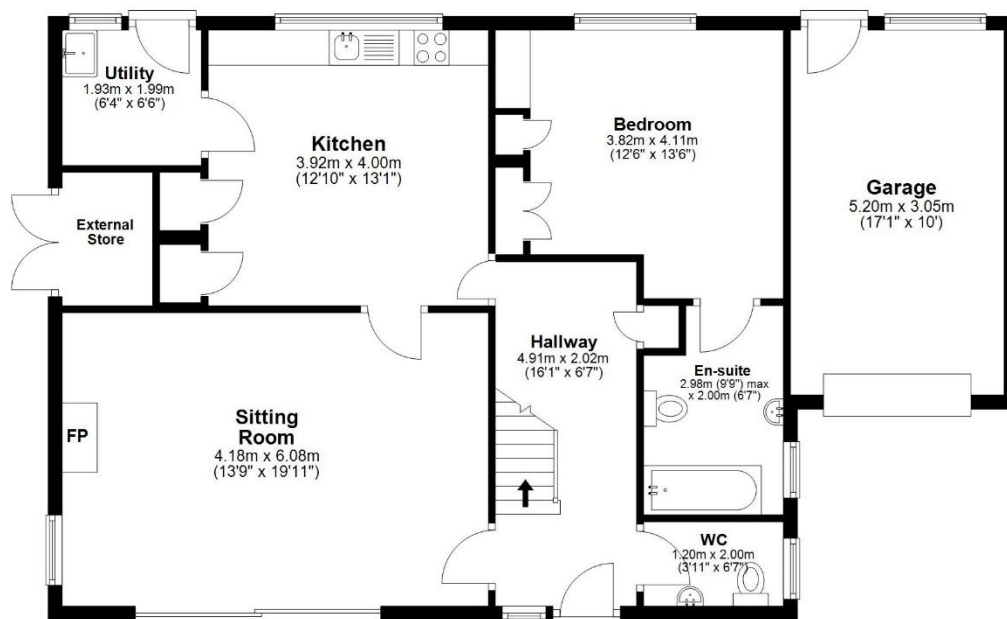
LOCATION

Rosevallen offers a great location to explore everything that North Cornwall has to offer – a magnificent and rugged stretch of the north Cornish coastline incorporating the Camel Estuary and offering easy access across to Padstow via the Black Tor foot ferry. Understandably, the area is very popular with families, water sports enthusiasts, golfers, and walkers alike. With the world-class St Enodoc links golf course and the Point at Polzeath on your doorstep, you will be spoilt for golfing choice. From The Cottage, stroll down to the dog-friendly, calm, clear waters of Daymer Bay with its golden sandy beaches perfect for young children, or cruise around to Polzeath for more exhilarating waves and try your hand at surfing, body-boarding or stand-up paddle-boarding. The beaches at Daymer Bay and nearby Polzeath enjoy golden soft sand, rock pools and some of the best surf in the UK. Spectacular cliff-top footpaths are the perfect way to explore this area that was a favourite haunt of Sir John Betjeman. Just a few minutes' drive away lies the water sports hub of Rock, where you can sail, water-ski and paddle board; hire a motorboat, book a fishing or pleasure boat trip, or sign up for dinghy lessons. An excellent range of restaurants are within easy reach including Nathan Outlaw's Restaurants in Port Isaac, Paul Ainsworth at No. 6 Padstow and The Mariners Inn, and Rick Stein's seafood restaurants in Padstow. The Dining Room and Four Boys in Rock are also highly regarded. Both Padstow and Wadebridge have an excellent range of local shops catering for all your shopping needs while most everyday supplies can be found at Flo's Kitchen & Deli in Trebetherick, or Nursery Stores in Rock.



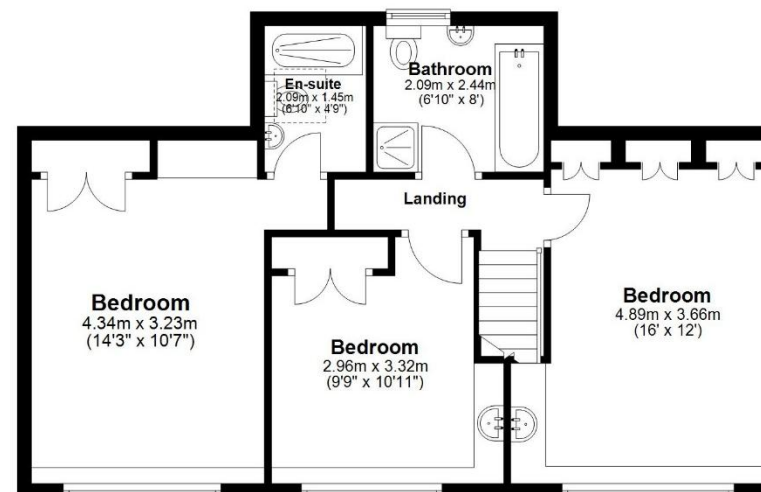
Ground Floor

Approx. 100.8 sq. metres (1085.0 sq. feet)



First Floor

Approx. 57.9 sq. metres (623.1 sq. feet)



Total area: approx. 158.7 sq. metres (1708.1 sq. feet)

JB ESTATES
EST. 1971

Pavilion Building, Rock, Cornwall PL27 6JU
01208 862601
sales@johnbrayestates.co.uk
www.johnbrayestates.co.uk

IMPORTANT NOTICE John Bray Estates have prepared these details as a brief description of the property as they know it. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It cannot be assumed that the property has all necessary planning, building regulation, other consents or clear title and John Bray Estates will not have tested any services, equipment or facilities. No responsibility is taken for any travelling expenses incurred should the property prove to be inaccurately described or withdrawn. A buyer is advised to obtain verification on all matters from their solicitor.