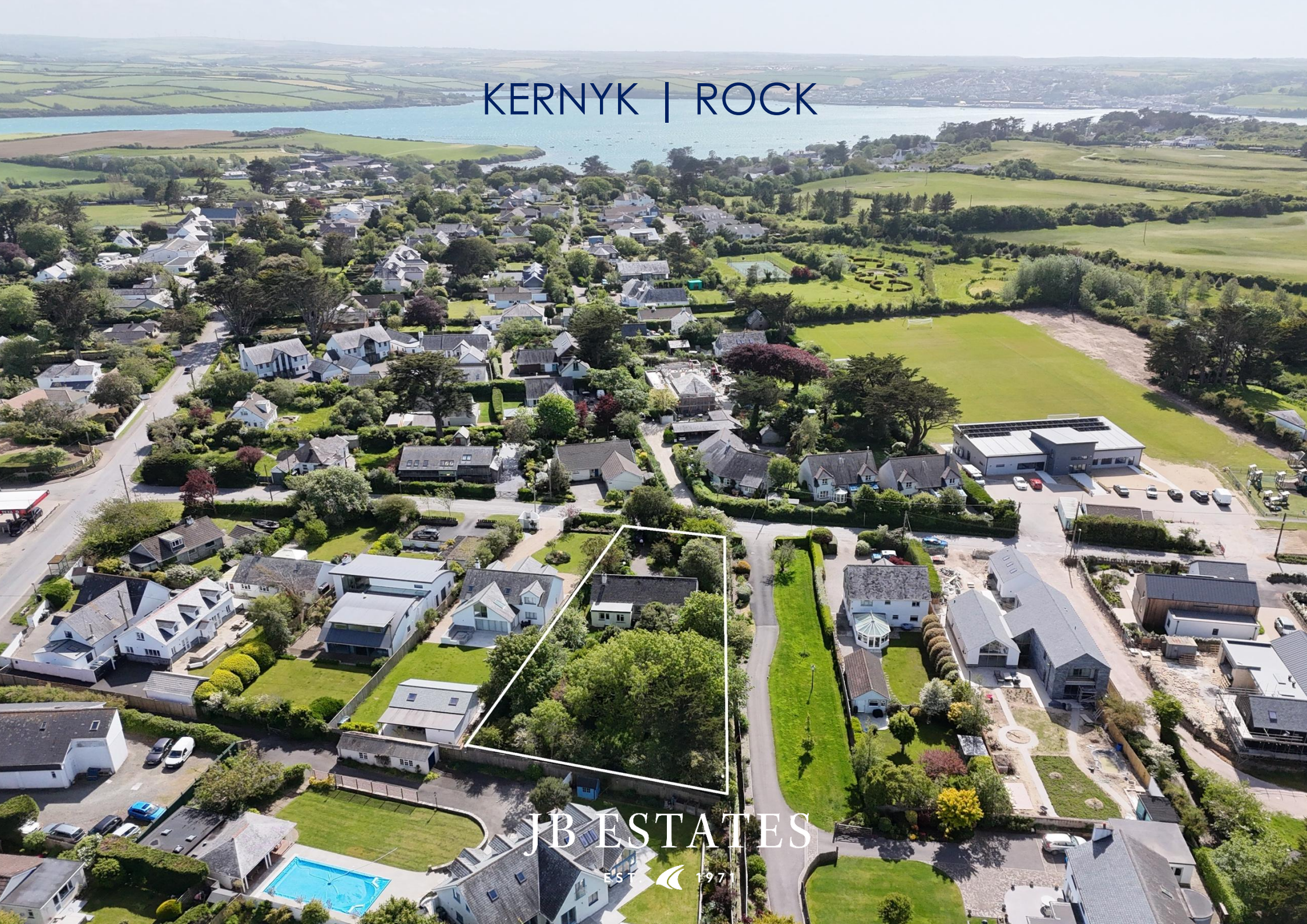


KERNYK | ROCK



JB ESTATES

EST 1971

KERNYK

Trewint Lane, Rock, PL27 6LT

Set within an exceptionally private and mature 0.4-acre corner plot in the very heart of Rock, Kernyk represents a rare redevelopment opportunity in one of North Cornwall's most sought-after coastal settings. Surrounded by established gardens and enjoying a leafy outlook in every direction, the property feels remarkably peaceful and secluded - a hidden sanctuary just moments from the beach, waterfront and village amenities. The existing detached three-bedroom house offers exciting potential for transformation, with outline planning permission already granted for the redevelopment of the site to create a maximum of two new dwellings. Combining scale, privacy and a prime central location, Kernyk offers a unique opportunity to create an exceptional coastal retreat within walking distance of everything Rock has to offer.

- The current property is a detached three-bedroom bungalow.
- Generous 0.4-acre plot with established planting and mature trees.
- Outline planning permission to create a maximum of two separate dwellings (one possessing a primary residence status).
- Walking distance from the local amenities, St Enodoc Golf Course, Rock and Porthilly beach
- In all approx. 958.8 sq.ft (89.1 sq.m) EPC Band F.

Porthilly 600m, Rock beach 1 mile, Polzeath 2.3 miles, Wadebridge 5.8 miles, Bodmin Parkway Train Station 16 miles, Newquay Airport 18 miles, Truro 30 miles

Viewings by appointment only

Guide Price £1,000,000

FREEHOLD



THE PROPERTY:

An exciting opportunity to acquire a substantial development site centrally positioned on Trewint Lane in Rock. The current property is a late 1950's three-bedroom detached bungalow enjoying large mature gardens of approximately 0.4-acres. In line with the neighbourhood development plan, Kernyk has outline planning permission to replace the existing property and create up to two new dwellings; one unrestricted property and the other, with a primary residence status.

THE ACCOMMODATION:

GROUND FLOOR: Entrance Hall | Spacious sitting room | Semi open-plan kitchen/dining room with access to the rear garden | Three bedrooms | Shower room | W/C

SERVICES:

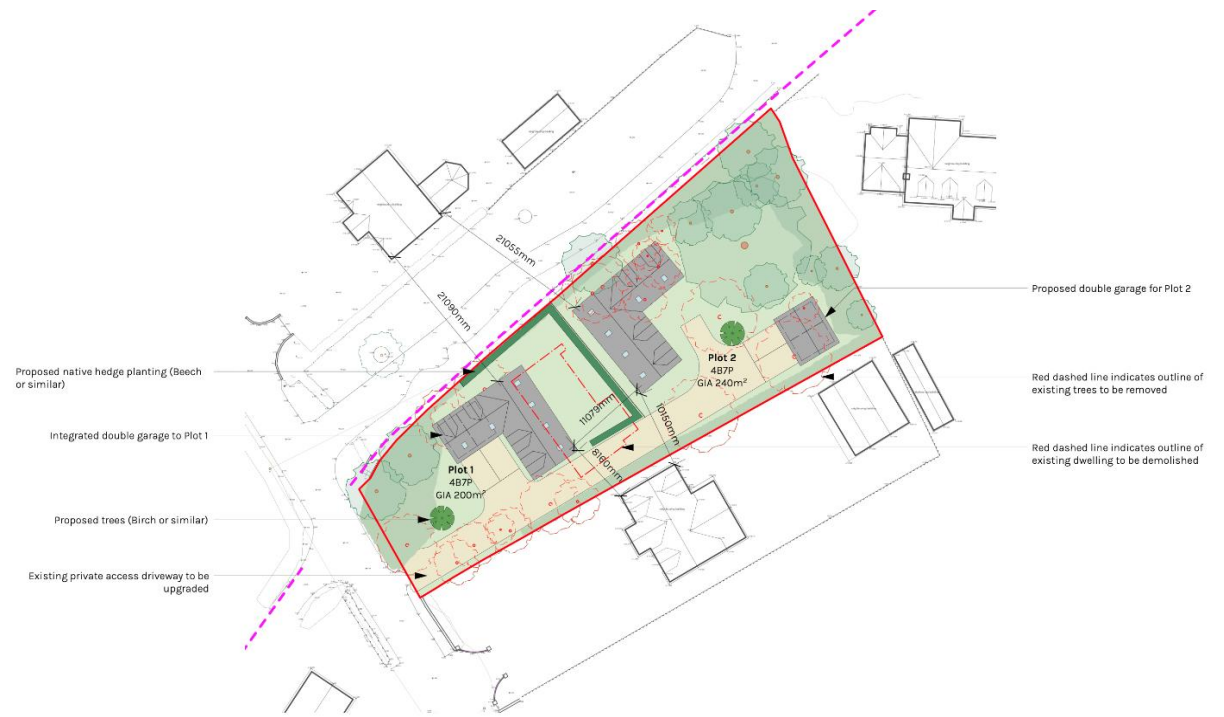
Mains electricity, water and drainage. Electric storage heaters

OUTSIDE:

Accessed off Trewint Lane a narrow driveway leads to a small parking area. The current property is positioned towards the front of the site and is bordered by mature trees, shrubs and planting on all sides providing good screening from the road. The site is particularly wooded towards the rear.

LOCATION:

Rock is one of Britain's best loved and most exclusive waterside resorts with activities for all ages. The spectacular North Cornish coast also has some of the best surf in Britain and Polzeath, just inside the entrance to the sandy Camel Estuary. Approximately 6-miles from Rock is the market town of Wadebridge offering a wide range of independent shops and more extensive facilities. For food lovers, there are a wealth of excellent restaurants and pubs nearby including The Dining Room, The St Enodoc Hotel and The Mariners Pub in Rock, Restaurant Nathan Outlaw in Port Isaac, Rick Stein's Seafood Restaurant and Paul Ainsworth's No. 6 in Padstow.

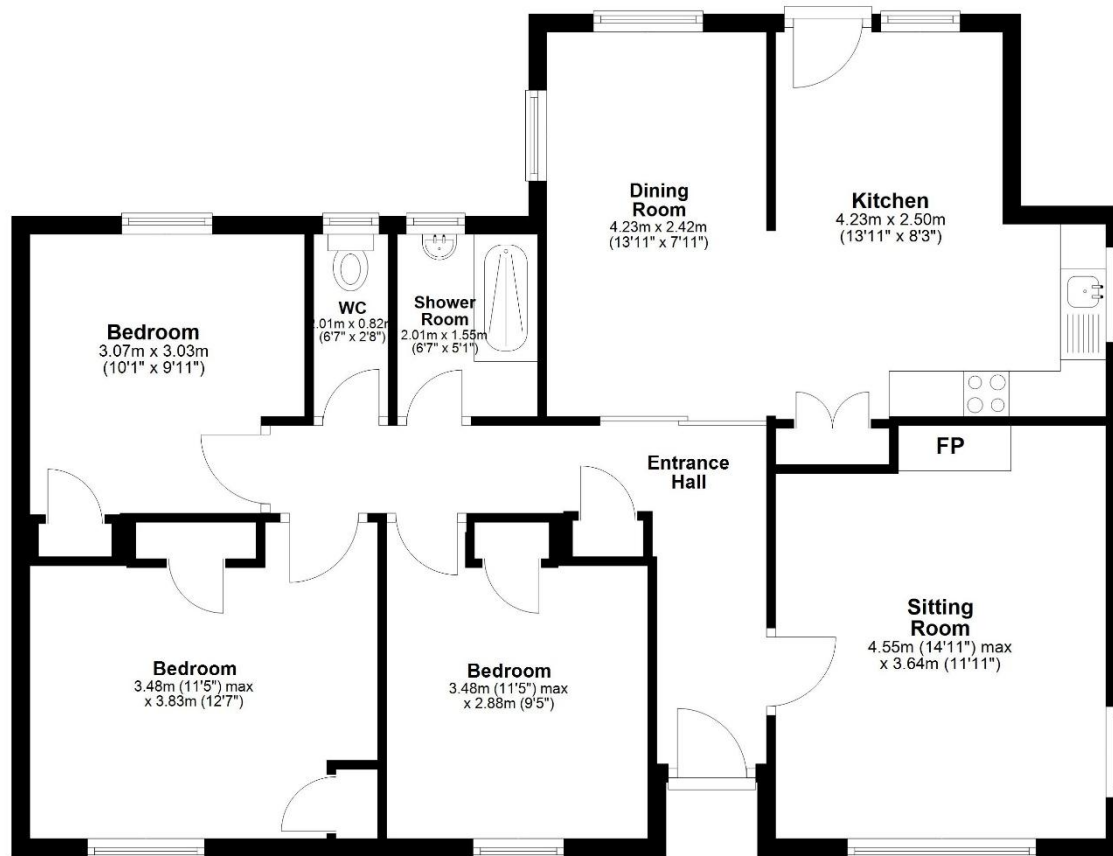


PROPOSED SITE PLAN



Ground Floor

Approx. 89.1 sq. metres (958.8 sq. feet)



Total area: approx. 89.1 sq. metres (958.8 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.



JB ESTATES

EST. 1971

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