THE KNOT HOUSE
ROCK



THE KNOT HOUSE

Rock, PL27 6LP

A quintessential Rock retreat, this detached three-bedroom house enjoys a peaceful residential setting just moments from the heart of the village. Beautifully maintained, the light-filled, contemporary interiors centre around a vaulted open-plan sitting and dining space with a beautiful and spacious kitchen, that flows seamlessly out to a private, low-maintenance suntrap garden and patio terrace. The Knot House is perfectly placed within easy walking distance of Rock beach, St Enodoc Golf Club and the village amenities.

- 3 bedrooms, 3 en-suite bathrooms, W.C.
- Impressive open plan dining/sitting room with triple aspect windows, vaulted ceilings and a wood burning stove.
- Patio doors lead out to the low maintenance terrace and garden
- Large semi open plan kitchen with adjacent utility room
- Gravel driveway to the front with parking for several cars
- In all approx. 2,242 sq. ft (208.3 sq.m) EPC Band C.

Rock Beach 800m, Polzeath 2 miles, Wadebridge 7 miles, Bodmin Parkway Train Station 17 miles, Newquay Airport 19 miles, Truro 32 miles

Viewings by appointment only

Guide Price £1,285,000

FREEHOLD



















THE PROPERTY:
This spacious three-bedroom property has been lovingly refurbished by the current owners to create a comfortable, light-filled family home. Well-proportioned rooms create space and volume including three large double bedrooms, with potential to create a fourth bedroom by converting the mezzanine landing. With ample parking and an enclosed, low maintenance patio and garden, The Knot House is tucked away in a private and privileged position in Rock.

THE ACCOMMODATION:
GROUND FLOOR: Double height entrance hallway with under stairs storage. Cupboard with hot water tank and shelving | Semi open plan kitchen with fitted units, Oak worktops, and a breakfast bar | Adjacent utility room with access to a small courtyard | Generous and light filled open plan dining, living room with wood burning fire and three French doors leading out to the rear terrace | W.C | Two double bedrooms with en-suite bathrooms | Airing cupboard

FIRST FLOOR: Galleried mezzanine landing / study area with 3 Velux windows, overlooking the hallway below | Principal bedroom with screened W.C and open plan bath and basin

SERVICES:
Mains electricity, water and drainage. Oil fired central heating on the first floor. Tiled ground floor with underfloor heating.

OUTSIDE:
The Knot House is set in a good-sized plot with a gravelled driveway and screened oil tank with parking for 3 cars. The property is bordered by mature yew hedging, and the rear gardens are fully enclosed with a level lawn to the side of the property opposite the main entrance. A generous rear terrace offers ample space for dining with electrics in place for a hot tub. A second pedestrian garden gate leads to a useful storage area with outside tap.







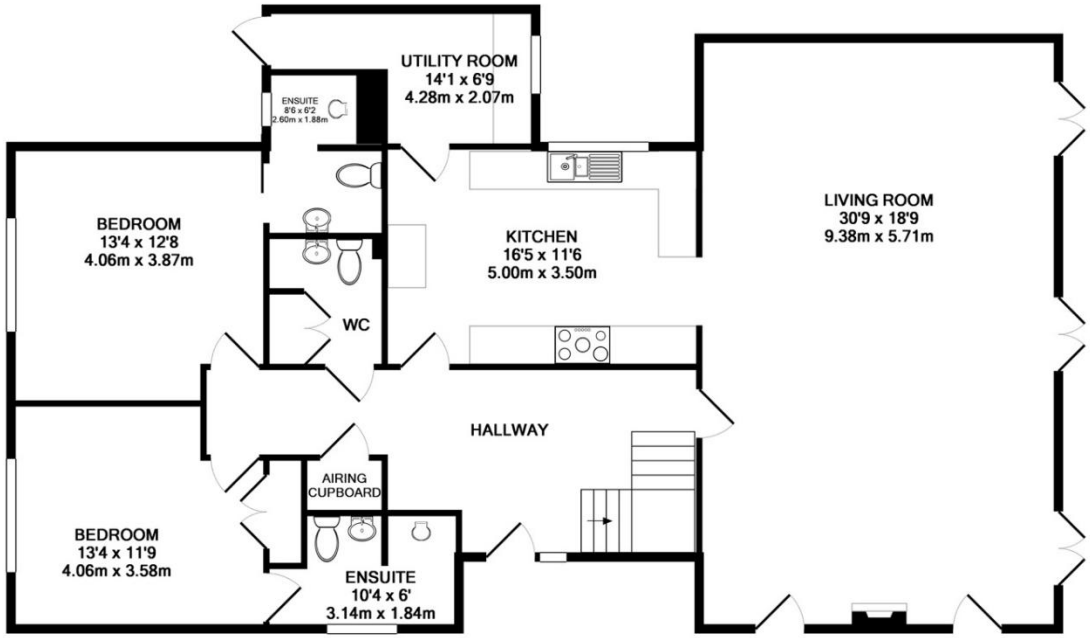


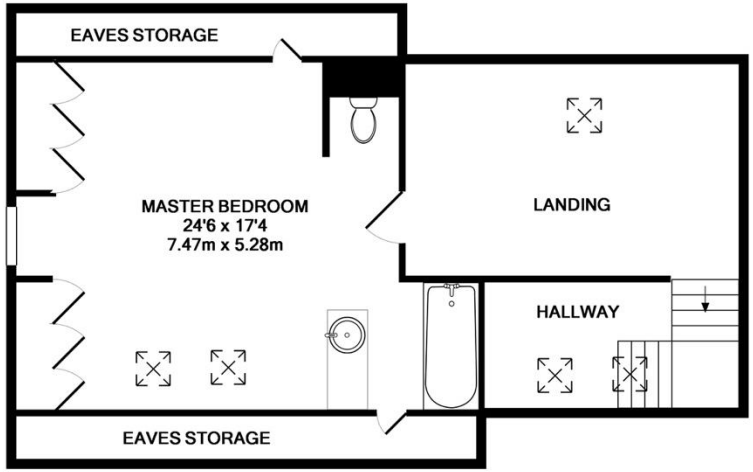
LOCATION:
Rock is one of Britain's best loved and most exclusive waterside locations with activities for all ages. The spectacular North Cornish coast also has some of the best surf in Britain and Polzeath, just inside the entrance to the sandy Camel Estuary, is one of the finest surfing beaches. When tide and weather are against surfing, the river Camel, which runs between Padstow and Rock, offers a wonderful playground for sailors and water sports enthusiasts alike, with regular dinghy and shrimper races organised by the Rock Sailing Club. St. Enodoc Golf Course lies just 1 mile down the road, set in a spectacular location with dramatic views across the Camel Estuary and towards Stepper Point. 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.











GROUND FLOOR
APPROX. FLOOR
AREA 1524 SQ.FT.
(141.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 2242 SQ.FT. (208.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, 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
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1ST FLOOR
APPROX. FLOOR
AREA 719 SQ.FT.
(66.8 SQ.M.)

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