

4 TEWEDH PLACE ROCK



JB ESTATES
EST. 1971

4 Tewedh Place

Rock, PL27 6FY

4 Tewedh Place is a substantial, detached, contemporary 4-bedroom home situated on the corner plot of an exclusive development of just four houses. Located in the heart of the village and only a short distance from Rock and Porthilly beaches, this high specification and immaculate home offers spacious and comfortable living throughout with all the ground floor rooms opening onto a sunny and enclosed rear courtyard garden with a pond. The open plan kitchen, dining, sitting room offers a light and bright family space, ideal for entertaining, with large, glazed doors to connect inside with outside. EPC Band C.

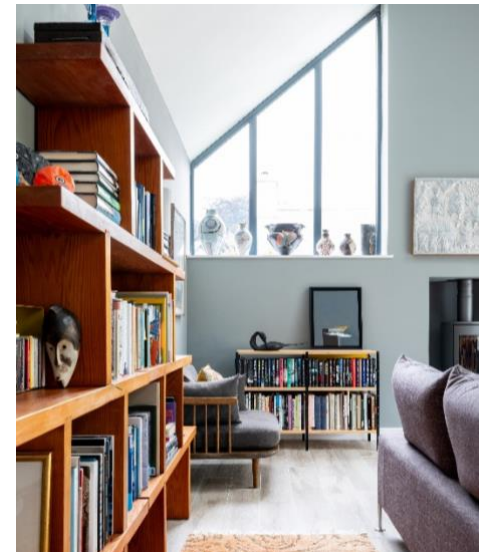
- 3 ground floor bedrooms and 3 en suite bathrooms with another bedroom on the first floor, a family bathroom and an eaves room, currently used as an artist's studio.
- Impressive open-plan living space with vaulted ceilings, wood burning stove, and full height glazed doors.
- Enclosed, sunny rear courtyard garden with drought resistant planting, pond and an 'L' shaped patio.
- Galleried entrance hall with WC and Utility/Boot room.
- Set in a desirable location with easy access to all of Rock's village amenities.
- Off-road private parking for multiple vehicles and a detached double garage.
- In all, approximately 3,235 sq. ft. (300.5 sq.m.)

Rock beach 0.5 miles, Port Isaac 6 miles, Wadebridge 7.5 miles, Bodmin Parkway 18 miles, Newquay Airport 20 miles, Truro 35 miles, Exeter (M5) 65 miles.

Viewings by appointment

Guide Price £1.75M

FREEHOLD – Unrestricted.





THE PROPERTY

Positioned on a large corner plot, 4 Tewedh Place is a stylish 4-bedroom detached home just moments from the local amenities, restaurants and popular North Cornwall beaches. Constructed in 2019, this contemporary and spacious property is fitted with high-quality fittings throughout, including a bespoke kitchen finished with AEG integral appliances and granite worktops. The open-plan living accommodation forms a fantastic entertaining space with plenty of natural light, an impressive double-height sitting room, a large kitchen island and a wood burner. On the ground floor, there is a spacious entrance lobby, a utility/boot room and WC, and three ensuite bedrooms including a large principal suite with a dressing area, all opening onto the courtyard garden. Upstairs, the fourth bedroom has a dressing area, separate family bathroom room with a large, versatile eaves room, currently used as an artist's studio. 4 Tewedh Place is currently a main residence.

ACCOMMODATION

GROUND FLOOR: Entrance lobby with coat storage | Utility room with external access | WC | Open plan kitchen, dining and sitting room with a log burner and glazed patio doors to the garden | Principal bedroom with en-suite and dressing area | Two further double bedrooms, both with en suite bathrooms and built-in wardrobes.

FIRST FLOOR: A spacious landing leads to the 4th bedroom with a dressing area | Artist studio / Study or Playroom | Family bathroom.

OUTSIDE

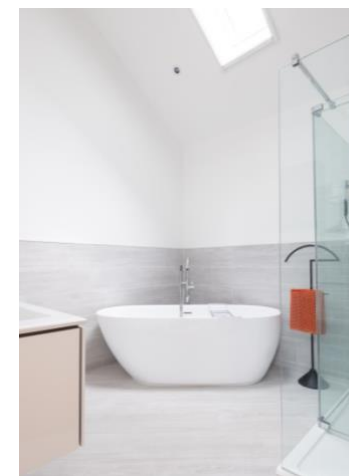
The property offers exceptional privacy being bordered by mature hedging and wooden fencing with pedestrian gates. A private, block paving driveway provides parking for several cars with access to the separate double garage. The coastal inspired front beds include drought resistant plants. The rear courtyard garden has a lawn with planted beds filled with unusual plants and bulbs for seasonal colour. A large L-shaped patio terrace that can be accessed from all the ground floor rooms, making it the perfect spot for sunbathing or alfresco dining.

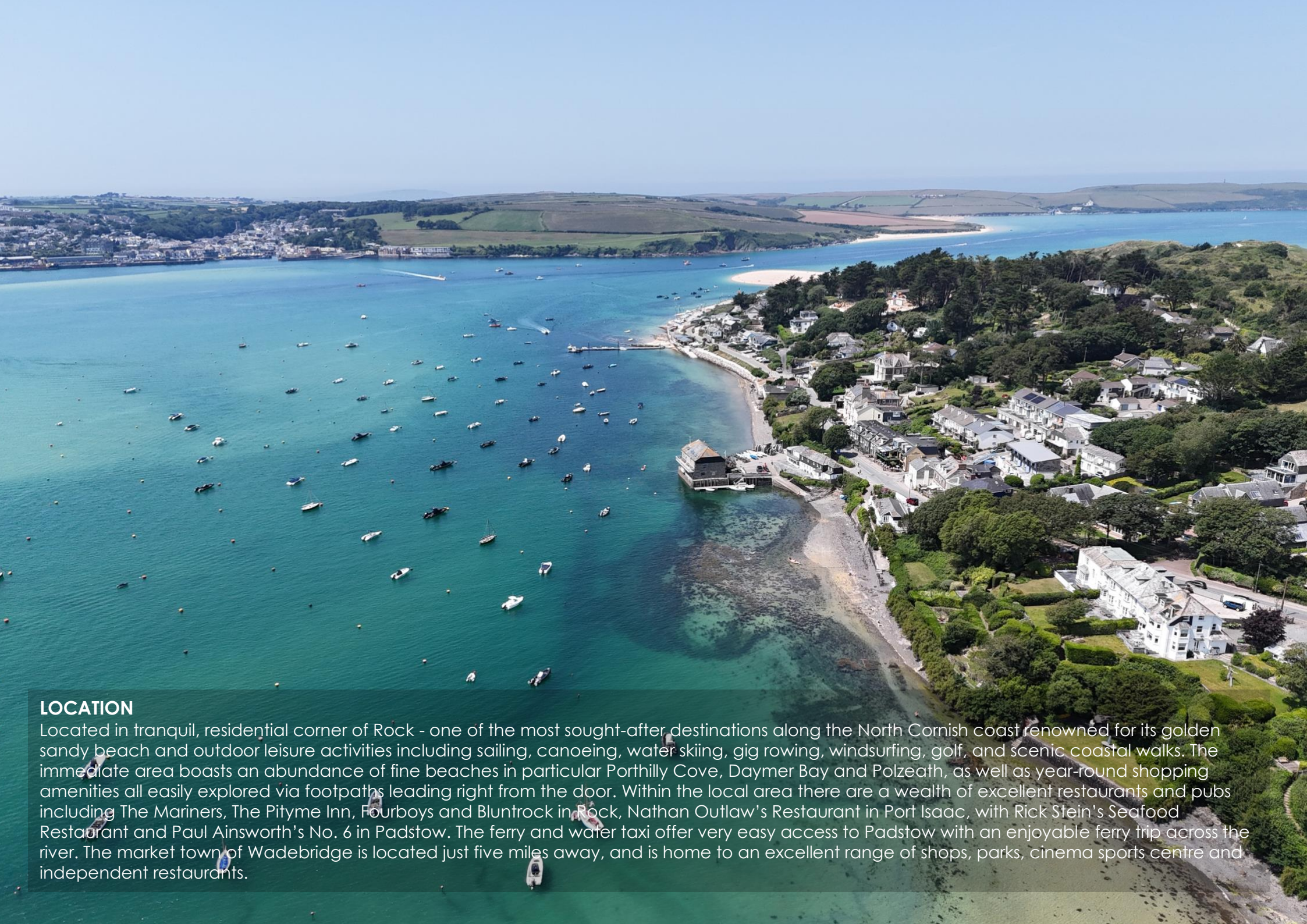
SERVICES

Mains water, electricity, drainage. Underfloor heating via Air source heat pump. Electric panel radiators upstairs in the studio.







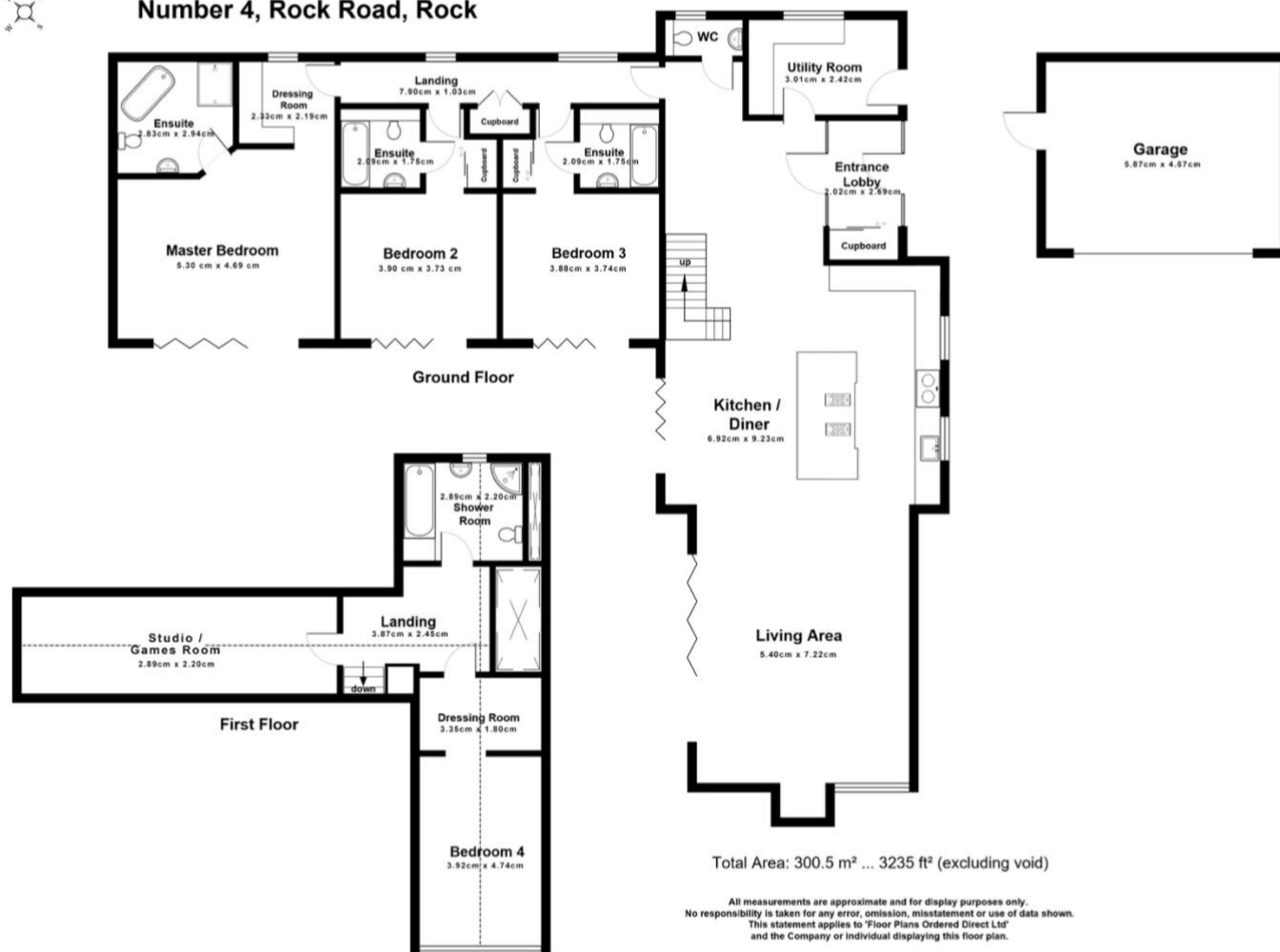


LOCATION

Located in tranquil, residential corner of Rock - one of the most sought-after destinations along the North Cornish coast renowned for its golden sandy beach and outdoor leisure activities including sailing, canoeing, water skiing, gig rowing, windsurfing, golf, and scenic coastal walks. The immediate area boasts an abundance of fine beaches in particular Porthilly Cove, Daymer Bay and Polzeath, as well as year-round shopping amenities all easily explored via footpaths leading right from the door. Within the local area there are a wealth of excellent restaurants and pubs including The Mariners, The Pityme Inn, Fourboys and Bluntrock in Rock, Nathan Outlaw's Restaurant in Port Isaac, with Rick Stein's Seafood Restaurant and Paul Ainsworth's No. 6 in Padstow. The ferry and water taxi offer very easy access to Padstow with an enjoyable ferry trip across the river. The market town of Wadebridge is located just five miles away, and is home to an excellent range of shops, parks, cinema sports centre and independent restaurants.



TEWEDH PLACE Number 4, Rock Road, Rock



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