

TREGORLEWIN ROCK



JB ESTATES

EST.  1971

Tregorlewin

Rock, PL27 6PR

Tregorlewin is a substantial contemporary four-bedroom detached home, peacefully tucked away just off Rock Road. Recently built in 2021, the property features expansive living spaces with a manicured garden at the front and back. Perfectly positioned within easy reach of Rock and Porthilly beaches and St Enodoc Golf Club, as well as the village amenities.

- Immaculately finished interiors flooded with natural light
- Four double bedrooms (two en-suite) and a family bathroom.
- Open plan kitchen/dining room with an aga a back-kitchen with sliding doors.
- Large living room and conservatory with a log burner and bifold doors to the garden.
- Landscaped garden behind the property with a generous patio terrace, heated outdoor swimming pool with a retractable cover, and level lawn.
- Generous private parking for at least four cars, a large garage and/or boat storage.
- Surrounded by large mature trees creating a light, but private space.
- In all 3,174.6 sq. ft. (294.9 sq.m.). EPC Band A.

Rock beach 1.1 miles, Daymer Bay 2.4 miles, Polzeath 2.8 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 £1.5m

FREEHOLD





THE PROPERTY

Tregorlewin is a contemporary four-bedroom home, quietly positioned away from the buzz of Rock. The heart of the home is a spacious open-plan kitchen and dining area with sliding doors that opens onto the garden terrace. The separate living room leads directly into the airy conservatory which enjoys bifold doors opening out onto the patio terrace. A separate back kitchen, utility room, and study/ storage room all make the house very functional. A generous double bedroom with an en-suite and a dressing room completes the ground floor. Upstairs, the principal bedroom features an en-suite bathroom and separate dressing room with the bedroom benefiting from a Juliet balcony overlooking the garden. A study, separate storeroom, two additional double bedrooms and a modern family bathroom are located on the first floor. Positioned within easy reach of Rock & Porthilly beaches and St Enodoc Golf Course, Tregorlewin is currently a much-loved family home and would make a wonderful coastal retreat.

ACCOMMODATION

GROUND FLOOR: Entrance hall | Open plan kitchen, dining room | Back Kitchen | Study | Double bedroom with en-suite. | sitting room | Conservatory | Utility room

FIRST FLOOR: Principal bedroom with en-suite and Juliet balcony and dressing room | Storeroom | Two further double bedrooms | Family bathroom | Study

OUTSIDE

Set back from Rock Road, a driveway offers parking for at least four vehicles access to a large garage/boat store- ideal for coastal living. To the rear, the spacious garden has been thoughtfully landscaped to create a tranquil outdoor space, featuring a large sun-soaked patio perfect for al fresco dining, a swimming pool and vegetable patch, all surrounded by mature hedging to provide privacy. A pool house/ pump room allows for the maintenance to be contained, there is also a hidden electric pool cover.

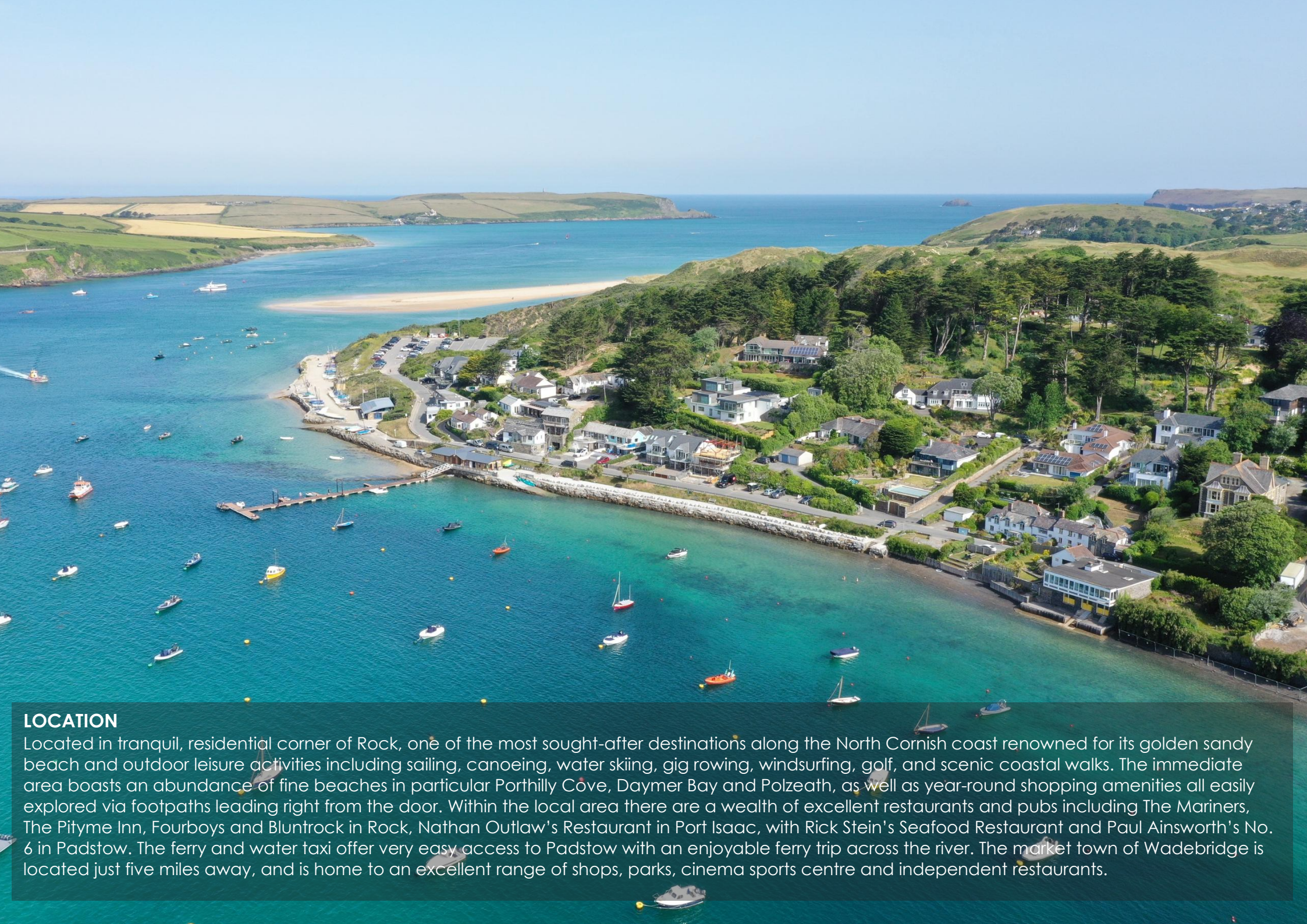
SERVICES

Mains water, electricity and drainage. Air source heat pump.





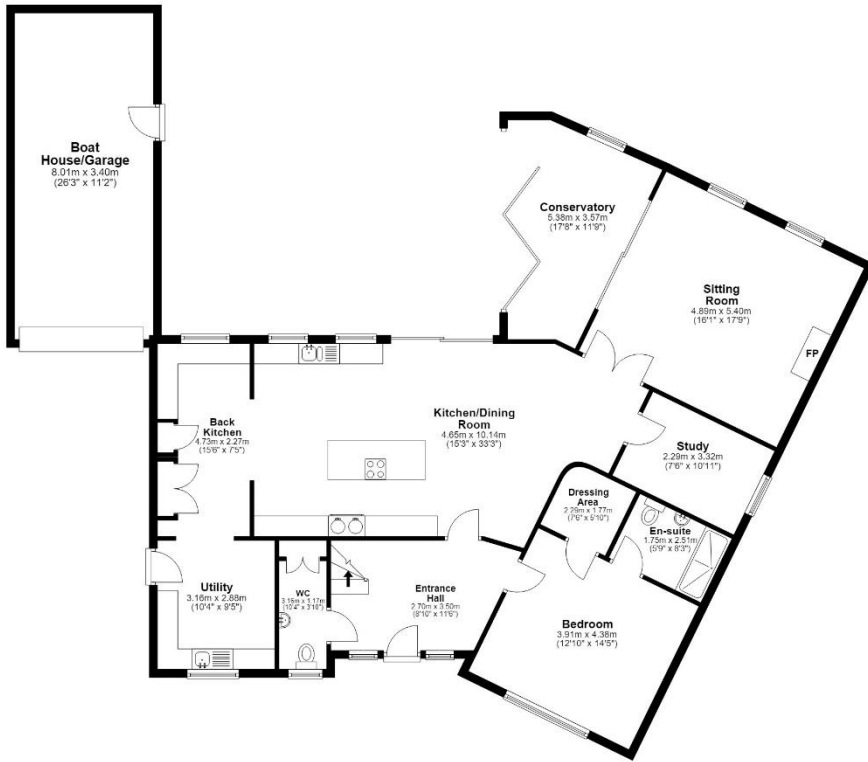




LOCATION

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 Blunrock 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.

Ground Floor
Approx. 179.6 sq. metres (1933.5 sq. feet)



First Floor
Approx. 115.3 sq. metres (1241.1 sq. feet)



Total area: approx. 294.9 sq. metres (3174.6 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.



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