

MUSTERS ROCK



MUSTERS



Crewsnest



JB ESTATES

EST.  1971

MUSTERS

Rock, PL27 6NW

Musters is a well-proportioned semi-detached 4-bedroom Victorian coastal townhouse situated on Rock Road. Flooded with natural light, the property offers bright accommodation throughout while providing immense scope for a buyer to add their own stamp. Just a short walk from all the village amenities, the property benefits from a large, southeast facing rear garden and driveway parking for two cars. EPC Band F.

- Four bedrooms, 2 bathrooms, separate W.C.
- Spacious accommodation throughout with a semi-open plan living/kitchen/dining room and combined utility / shower room.
- Private, enclosed rear lawned garden with a patio terrace and external storage.
- An opportunity to modernise and enhance.
- Easy walk to the village amenities and primary school.
- Within walking distance of Rock and Porthilly beaches.
- In all approximately 1,505.2 sq. ft. (139.8 sq. m)

Rock Beach 1 mile, Polzeath 2.5 miles, Wadebridge 6 miles, Bodmin Parkway 17 miles, Newquay Airport 19 miles – all distances approximate

Viewings by appointment

GUIDE PRICE: £650,000

FREEHOLD



THE PROPERTY

Located in a desirable position on Rock Road, Musters is a 4-bedroom semi-detached property, perfectly positioned to take advantage of all that the village has to offer. Arranged across three floors, the house features a semi-open plan kitchen, dining and living area with direct access into the Southeast facing garden. With three double bedrooms, a bunkroom, and two bathrooms, this coastal townhouse presents a fantastic opportunity for the buyer to personalise and make it their own.

ACCOMMODATION

Ground Floor: Entrance Hall | Large living room with doors opening into open-plan kitchen/dining room | Shower room/utility room

First Floor: 2 Double bedrooms | Bunk bedroom | Family bathroom | Separate W.C.

Second Floor: Large double bedroom

OUTSIDE

The property is accessed off Rock Road onto the driveway with parking for 2 vehicles and/or boat storage. To the side of the property, a gated path leads to the enclosed rear lawned garden which includes outside storage and a patio area to enjoy the sunshine.

LOCATION

Musters is situated within easy walking distance of Rock Beach with the ferry across the Camel Estuary to Padstow. The tranquillity of Porthilly Cove and the renowned St Enodoc Golf course are easily accessed via nearby footpaths. Rock is well known for its abundance of outdoor leisure activities including sailing, canoeing, water skiing, windsurfing, golf and wonderful scenic walking country. The area boasts a wealth of fine beaches, with safe bathing and surfing, excellent restaurants and good shopping facilities. The property is undisturbed by the seasonal bustle of the main beach yet within easy walking distance of it, the Sailing Club and the Southwest Coastal Paths. The village of Rock has excellent shops including a bakery, butcher, fishmonger, delicatessen and a local store. The nearby town of Wadebridge offers a wider range of amenities.

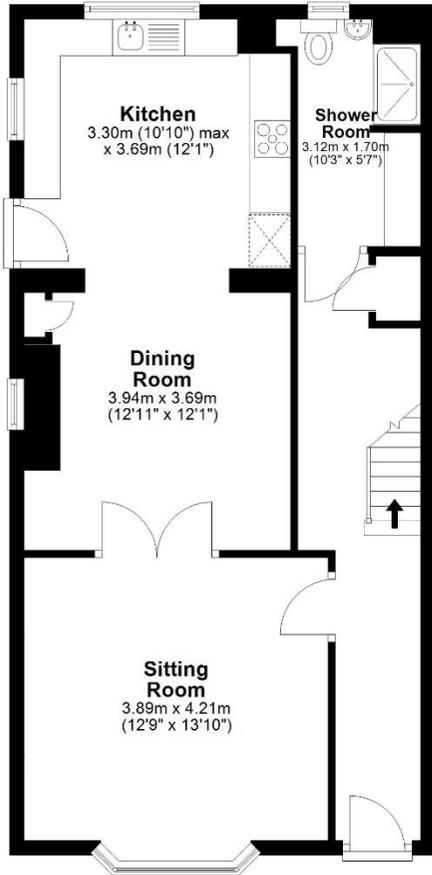
SERVICES

Mains water, electricity and drainage. Electric night storage heaters.



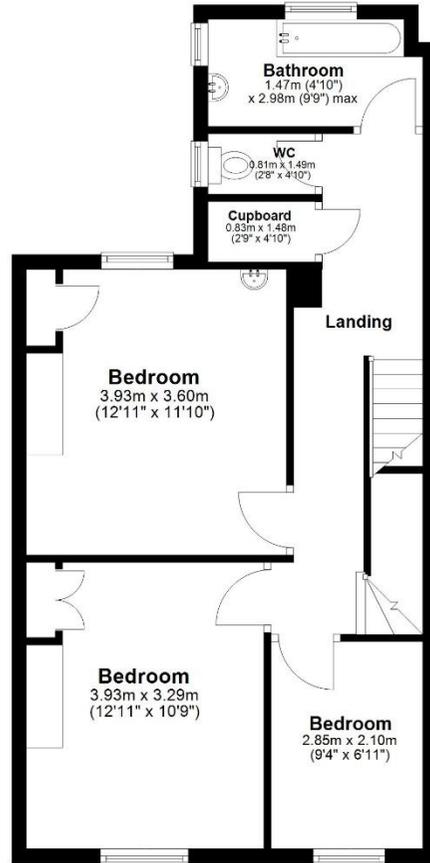
Ground Floor

Approx. 61.7 sq. metres (664.2 sq. feet)



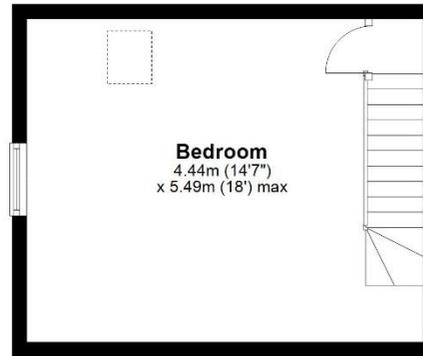
First Floor

Approx. 53.8 sq. metres (578.6 sq. feet)



Second Floor

Approx. 24.4 sq. metres (262.5 sq. feet)



Total area: approx. 139.8 sq. metres (1505.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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