



HIDEAWAY

4 Higher Penmayne Meadows, Rock

Guide Price: £675,000

JB ESTATES

EST.  1971

HIDEAWAY

4 Higher Penmayne Meadows, Rock,
PL27 6FX

Completed in 2019, Hideaway is an attractive contemporary three-bedroom stone and timber-clad home, tucked away in the exclusive development of Higher Penmayne Meadows. Energy efficient with light filled spaces, it offers designated parking for two vehicles, a tranquil enclosed garden bordered by mature hedging, a wraparound sundeck for dining and relaxing and a useful external surf/bike store alongside a jacuzzi. This stylish holiday home is situated just a short stroll from Porthilly Cove and Rock beach. EPC Band C.

- Principal en-suite bedroom, 2 further double bedrooms and a family bathroom
- Light filled open plan living/kitchen/dining room with vaulted ceiling and large gable end window.
- Wraparound sun deck and lawned garden with off-road parking for 2 vehicles. External surf store to the rear.
- Walking distance to the village amenities and Porthilly and Rock beaches
- Currently a private holiday home with excellent letting potential (double council tax exempt).
- In all about approx. 1,091 sq. ft (101.4 sq.m)

Rock 0.5 miles, Port Isaac 6 miles, Wadebridge 7.5 miles, Bodmin Parkway 18 miles, Newquay Airport 20 miles

Viewings by appointment

Guide Price: £675,000

LEASEHOLD – 999 Years from 2019 – holiday restricted



THE PROPERTY

Hideaway is nestled in a quiet location, within this development of just ten holiday homes built in 2019. This energy efficient, lock-up and leave property occupies a tranquil setting just off the Rock Road. Natural light floods through the feature window into the vaulted open plan living spaces, and on sunny days you can throw open the doors to the deck and garden. The principal bedroom boasts an en suite shower room and air conditioning, while the second cosy double, and a stylish triple bunk bedroom, also with air conditioning, are located close to the family bathroom. Rock beach is a pleasant stroll away through the fields down to Porthilly and along past the sailing club to Rock beach. The local amenities, including the bakery, butcher, and general store, are only a short walk away.

ACCOMMODATION

Entrance into the open plan living/kitchen/dining room | Hallway | Principal bedroom with en suite | Double bedroom | Family Bathroom | Bunk bedroom.

OUTSIDE

Block paved driveway with two allocated parking spaces in a shared bay. A lawned garden bordered by mature hedging provides a good level of privacy. The raised wraparound decking allows the open plan living space to flow outside for al fresco dining. Relax after a hard day surfing in the outdoor hot tub at the rear, with a shed alongside providing useful storage for surfboards, bikes, and golf equipment.

SERVICES

Main's water, drainage, and electricity | Air Source Heat Pump with wet underfloor heating throughout | EV Mode 2 Socket

LOCATION

Located in Rock, Hideaway is situated in one of the most sought-after destinations along the North Cornish coast renowned for its outdoor leisure activities including sailing, canoeing, water skiing, gig rowing, windsurfing, golf, and scenic coastal walks. The area boasts an abundance of fine beaches in particular Daymer Bay and Polzeath, as well as good, year-round shopping facilities. Within the local area there are a wealth of excellent restaurants and pubs including The Mariners Pub in Rock, Rock Fish & Chips, Nathan Outlaw's Restaurant in Port Isaac, Rick Stein's Seafood Restaurant and Paul Ainsworth's St Enodoc Hotel featuring two new restaurants. The ferry and water taxi present easy access to Padstow with an enjoyable trip across the river. The market town of Wadebridge is located just five miles away, it is home to an excellent range of shops and independent restaurants.

AGENTS NOTES

The property can be used as a second home or holiday let for 365 days per year but must not be a permanent residence.



Total area: approx. 101.4 sq. metres (1091.8 sq.



Porthilly cove leading to Rock beach.



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.