

# 6 LOWENNA MANOR ROCK



JB ESTATES

EST.  1971

## 6 LOWENNA MANOR

### Rock Road, PL27 6NP

Situated in the heart of Rock, this three-storey terraced house is just a short walk from Rock beach and Porthilly Cove, and the village amenities. The property is currently a private holiday home but would also make for a stylish main residence or holiday let. Recently renovated to a high standard, 6 Lowenna Manor offers four bedrooms and benefits from open-plan living with patio doors out to a South-facing Garden and terrace. There is allocated off-road parking for two vehicles and a private lockable external storage shed.

- 4 double bedrooms (1 ensuite) 2 further bathrooms.
- Spacious open plan living/dining room with French doors to the garden.
- Separate kitchen with scope to extend at the back of the property. (Planning permission previously granted - PA22/09056)
- South-facing enclosed garden and patio with access into the communal grounds.
- Currently a private holiday home that offers excellent holiday letting potential.
- Contents available via separate negotiation.
- All in approx. 1,533 sq. ft 142.4 sq.m. EPC Band D.

Rock Sailing Club 0.7 miles, Polzeath 1 mile, Wadebridge 5 miles, Bodmin Parkway 15 miles, Newquay Airport 20 miles (London Heathrow & Gatwick 1 hour 10 minutes).

Viewings by appointment only

**Guide Price: £750,000**

**FREEHOLD**



**THE PROPERTY**

Recently refurbished to a high standard, 6 Lowenna Manor boasts a generous open plan living/dining space with a separate, well-appointed kitchen. French doors lead out onto an enclosed, South-facing Garden and patio with the additional benefit of larger, communal grounds and a boules court. Upstairs, the property benefits from spacious, bright bedrooms with an abundance of natural light throughout. 6 Lowenna Manor is centrally located within Rock and is within walking distance of local amenities and Porthilly Cove. The property is currently a well-kept private holiday home and presents a fantastic opportunity to acquire a well-located coastal home with excellent holiday letting potential.



**ACCOMMODATION**

**Ground Floor:** Entrance hall | Open plan living/dining room with doors to garden | Kitchen | WC | Stairs leading to:

**First Floor:** Principal bedroom with en-suite shower room | Double bedroom | Bunk Room | Family bathroom | Stairs leading to:

**Second Floor:** Large double bedroom with access to eaves storage.

**OUTSIDE**

6 Lowenna Manor benefits from a private, enclosed lawned garden with a patio area to the rear. The South-facing Garden is perfect for afternoon and evening entertaining. There is designated parking for 2 vehicles at the property, as well as lockable, external storage.



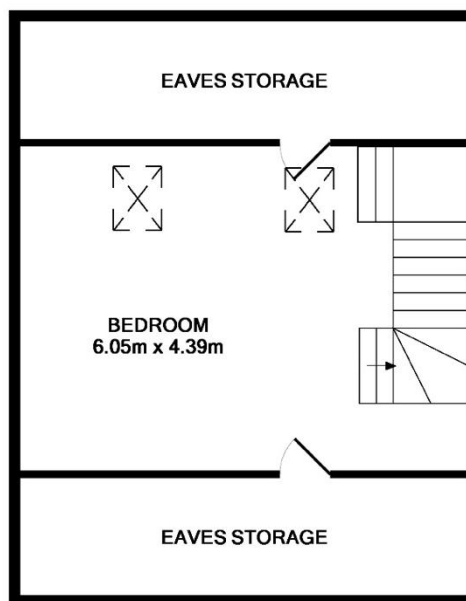
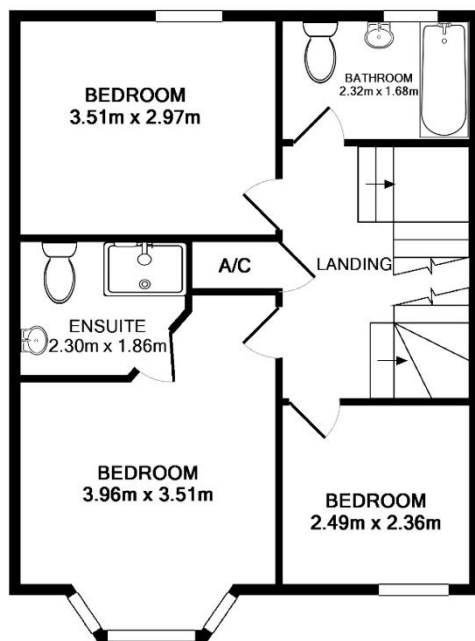
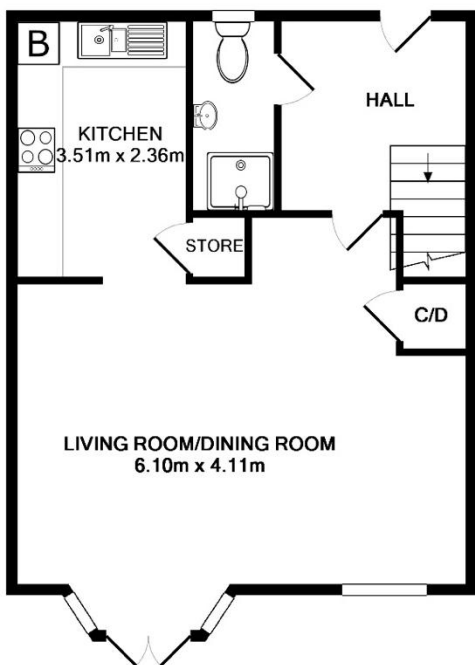
**SERVICES**

Mains water, electricity, and drainage. Gas central heating.

**LOCATION**

6 Lowenna Manor is located within easy walking distance of Rock Beach and the tranquility of Porthilly Cove, both accessed via nearby footpaths. Rock is one of Britain's best loved and most exclusive waterside resorts with activities for all ages. When tide and weather are against surfing in nearby Polzeath, the river Camel, which runs between Padstow and Rock, offers a wonderful playground for sailors and water sports enthusiasts alike. St. Enodoc Golf Course lies just down the road, set in a spectacular location with dramatic views across the Camel Estuary and towards Stepper Point. 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.





**TOTAL APPROX. FLOOR AREA 142.4 SQ.M. (1,533 SQ.FT.)**

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 misstatement. 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.

**JB ESTATES**

EST. 1971

Pavilion Building, Rock, Cornwall PL27 6JU  
01208 862601  
sales@johnbrayestates.co.uk

[www.johnbrayestates.co.uk](http://www.johnbrayestates.co.uk)

**IMPORTANT NOTICE** John Bray Estates have prepared these details as a brief description of the property as they know it. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It cannot be assumed that the property has all necessary planning, building regulation, other consents or clear title and John Bray Estates will not have tested any services, equipment or facilities. No responsibility is taken for any travelling expenses incurred should the property prove to be inaccurately described or withdrawn. A buyer is advised to obtain verification on all matters from their solicitor.