

TREGLYN MEADOW

TREGLYN - NEAR ROCK



JB ESTATES

EST.  1971

TREGLYN MEADOW

Treglyn, Near Rock, PL27 6RG

Set amidst peaceful Cornish countryside, Treglyn Meadow is a spacious five-bedroom dormer bungalow designed for relaxed family living. With sweeping rural views and the golden beaches of Rock, Polzeath and Daymer Bay just a short drive away, this home offers the best of coast and country. Inside, the property feels light, open and welcoming, with generous living spaces that invite both entertaining and everyday comfort. Well-proportioned bedrooms provide flexibility for family and guests alike. Outside, the surrounding lawn creates a wonderful space for play and leisure, while the large sun terrace is perfect for long summer evenings, dining outdoors and soaking up the sea air.

- 5 bedrooms, 5 bathrooms (3 en-suite, 2 family bathrooms)
- Generous rear garden with large patio and summer house
- Far-reaching countryside views from the house & garden
- Driveway parking with garage and car port
- A short drive to the ever-popular coastal locations of North Cornwall
- All in about 3,266.6 sq. ft (303.5 sq.m.) EPC Band E

Rock 2 miles, Polzeath 3 miles, Wadebridge 4 miles, Truro 29 miles, Bodmin Parkway Train Station 14 miles, Newquay Airport 17 miles

Viewings by appointment

Guide Price £825,000

FREEHOLD





THE PROPERTY

This pleasant, detached home is set in the peaceful hamlet of Higher Treglyn, just outside of Rock. Built in 1986 and well maintained by the current owners, the property offers five roomy bedrooms, four bathrooms, a large utility room and generous open-plan living spaces that open directly onto the rear garden and patio. Backing onto open countryside, the sizeable garden enjoys a southerly aspect while maintaining a wonderful sense of space and privacy. A much-loved family home for many years, Treglyn Meadow now presents an excellent opportunity for a new owner to add their own stamp to this substantial property.

THE ACCOMMODATION

Ground Floor: Entrance hall | Central hallway | Open-plan kitchen with heritage oven/dining and living room with patio doors | Utility room | Two double ensuite bedrooms | Double bedroom | Family bathroom | Attached garage

First Floor: Principal ensuite bedroom with en-suite | Two further bedrooms | Family bathroom

SERVICES

Mains water & electricity | Private drainage via septic tank | Oil fired central heating

GARDENS

Accessed via a private road, Treglyn Meadow benefits from a spacious gated driveway with parking for multiple vehicles/dinghies, alongside a car port and single garage. The mature garden combines lawns and patio areas for outdoor dining and entertaining, complete with a summer house and log store.

LOCATION

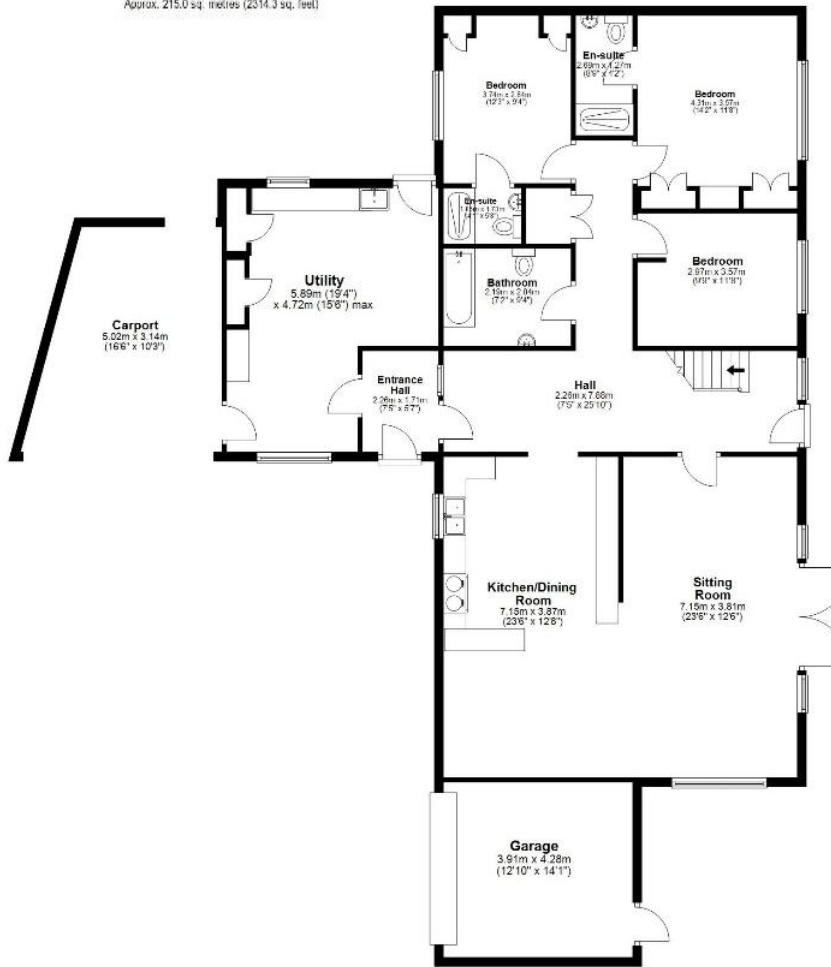
Treglyn is just moments from Rock village, a favoured holiday location renowned for its mild climate and outdoor leisure activities. One of Cornwall's major sailing centres, conditions are also ideal for water sports such as water-skiing, paddle boarding and windsurfing. The St. Enodoc Golf Club offers two challenging 18-hole link courses, and there are wonderful walking over coastal and inland routes. Good food surrounds you with The Mariners Pub in Rock, Restaurant Nathan Outlaw in Port Isaac and Paul Ainsworth and Rick Stein in Padstow. Most everyday shopping requirements can be met in Rock but Wadebridge, with its town amenities, is only five miles away.





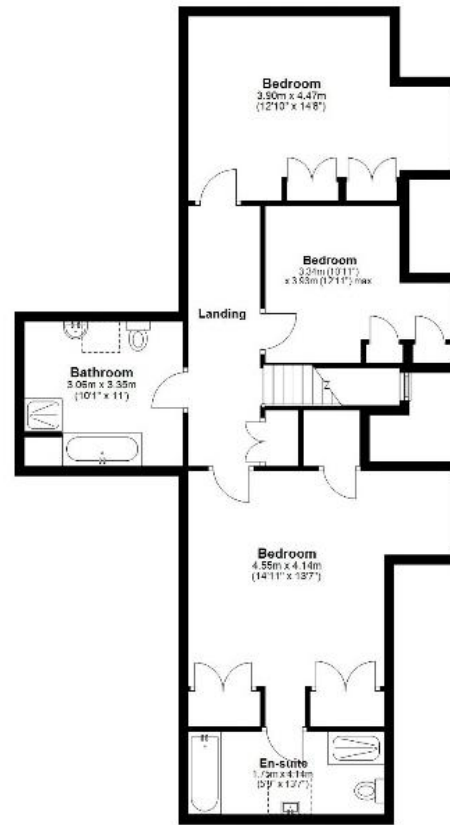
Ground Floor

Approx. 215.0 sq. metres (2314.3 sq. feet)



First Floor

Approx. 89.5 sq. metres (962.4 sq. feet)



Total area: approx. 303.5 sq. metres (3266.6 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 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.

