

BOSLOWEN ROCK



JB ESTATES

EST.  1971

BOSLOWEN

Shores Lane, PL27 6LY

A rare opportunity to acquire a substantial detached 4/5-bedroom property set in extensive grounds of just under half an acre in a peaceful and private position in the heart of Rock. Surrounded by a verdant and well-stocked garden, this much-loved family home offers well-maintained interiors with picturesque green views from all the principal rooms. Within walking distance of the village amenities and Rock beach with driveway parking and two garages.

- Four double bedrooms (one currently used as a study), and two bathrooms. Additional workshop with potential as a 5th bedroom.
- Generous south facing semi open-plan sitting and dining room with sliding patio doors.
- Light and spacious Treyone kitchen with useful utility and rear porch.
- A delightful, mature garden with a variety of lawned areas, flower beds and a generous terrace.
- Substantial plot in all approx. 0.469 acres.
- Driveway parking, integrated double garage and further detached single garage/boatstore and workshop.
- Easy access to the Rock and Porthilly beaches and all the village amenities.
- Immense scope for enhancement or reconfiguration.
- In all approx. 2,086.6 sq. ft. (193.9 sq.m). EPC Band E.

Rock Beach 1 mile, Polzeath 2.5 miles, Wadebridge 6 miles, Bodmin Parkway 17 miles, Newquay Airport 19 miles.

Viewings by appointment only

Guide Price £1,150,000

FREEHOLD





THE PROPERTY

Located in a quiet and sought after position in the ever-popular village of Rock, Boslowen is a comfortable 4 / 5-bedroom property set on a generous and private plot that is uncommon in the heart of Rock. The property is surrounded by a substantial, sheltered garden bordered by mature hedging, creating a private oasis, with a variety of flowers, shrubs and mature trees providing year round interest. Step inside to find well-presented interiors including a semi-open plan sitting/dining room with a log burner that flows out onto the southwest facing patio terrace. A separate kitchen/breakfast room connects to the adjacent utility room which also has garden access, as well as the W.C. and rear porch. With 4 light filled bedrooms, (one currently used as a study) and the potential for a 5th bedroom, along with two family bathrooms, Boslowen offers scope to modernise or remodel (subject to planning consents).

ACCOMMODATION

Entrance hallway with storage | Semi open-plan sitting/dining room with wood burner | Treylene oak kitchen / breakfast room | Utility room | W.C. | Rear porch | 4 Double bedrooms 2 bathrooms | Workshop with potential as a 5th Bedroom | Double garage | Separate garage/boatstore & workshop

OUTSIDE

Accessed via a private lane, the gated driveway offers plenty of room for several cars/boats leading to a double-integrated garage and a detached single garage/boatstore. A walkway leads up to the generous patio terrace that overlooks the beautiful and well-stocked gardens which have been carefully planted to provide plenty of colour and interest throughout the seasons. Bordered by mature hedging, the south-west facing garden offers a tranquil and peaceful space that includes a pond, a greenhouse, a large vegetable garden, a useful garden shed and a workshop within the single garage.

SERVICES

Mains water, electricity and drainage. Wall mounted electric radiators. Solar PV and solar thermal water heating.

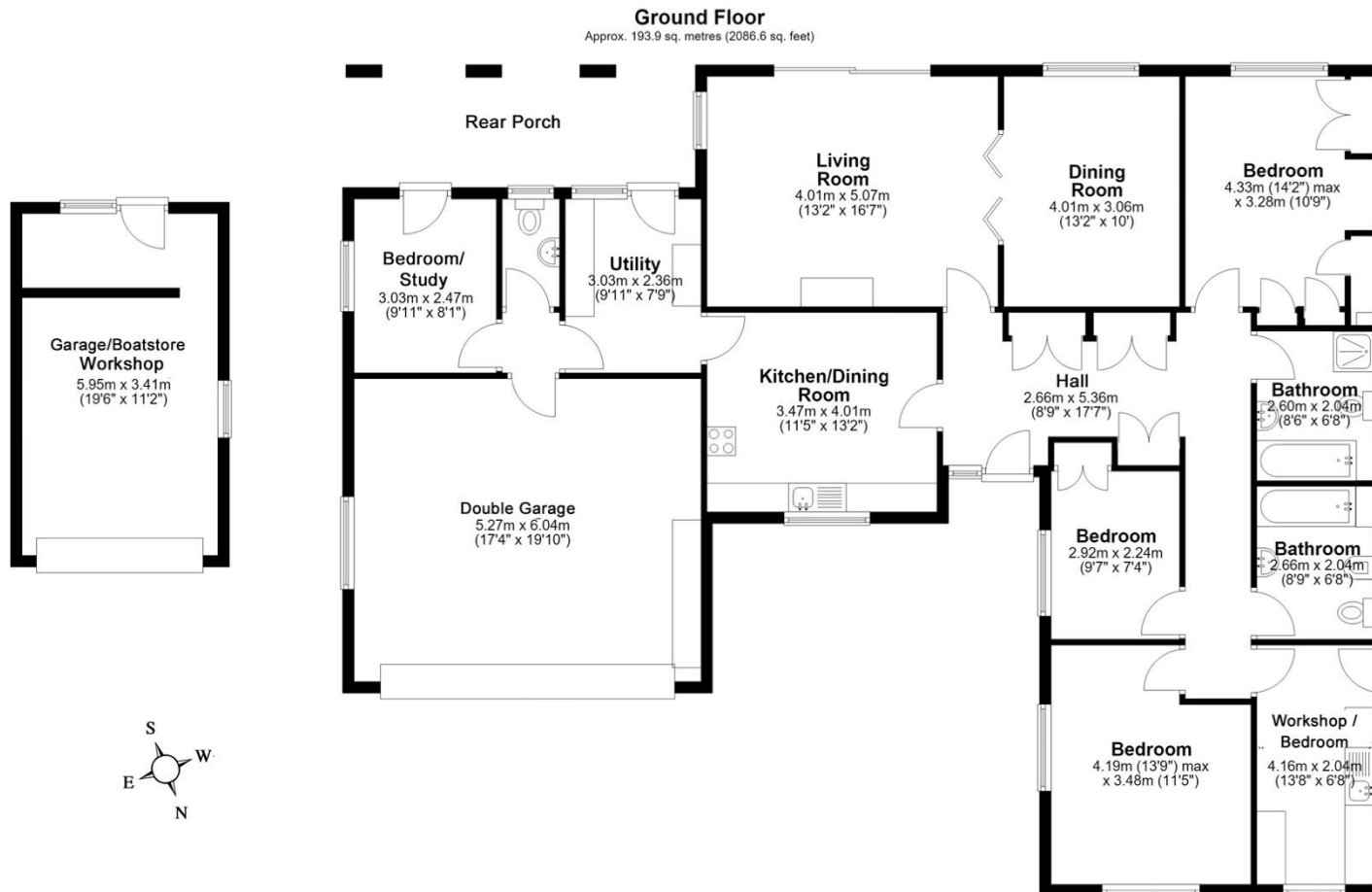








LOCATION Boslowen is ideally suited for those who wish to enjoy the benefits of coastal living. The Camel Estuary, which divides Padstow and Rock, offers a wonderful playground for sailors and water sports enthusiasts alike, with regular dinghy and Shrimper races held at the nearby Rock Sailing Club. The links golf course of St. Enodoc occupies a spectacular location beside the water between Rock and Polzeath, with the Point at Polzeath offering a second 18-hole course, as well as padel and tennis. Nearby, St. Enodoc Church, the resting place of the late Sir John Betjeman, is an easy walk from Rock across the beach or dunes. The nearby market town of Wadebridge offers a wide range of independent shops and more extensive facilities. For food lovers, there are a wealth of excellent restaurants and pubs including The St Enodoc Hotel, Fourboys and The Mariners Pub in Rock, Nathan Outlaw's Restaurants in Port Isaac, Rick Stein's Seafood Restaurant and Paul Ainsworth's No. 6 in Padstow.



Boslowen, Shores Lane, Rock

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