

MEW GULL LODGE ROCK



JB ESTATES

EST. 1971

MEW GULL LODGE

Rock Road, Rock, PL27 6NW

Mew Gull Lodge is a very well-maintained 4/5-bedroom detached family home offering bright and welcoming accommodation in a wonderfully convenient location on Rock Road. The property is located just moments from the village amenities and within easy walking distance of both Rock and Porthilly beaches. Currently enjoyed as a main residence, its position and versatility also make it an appealing option as a holiday home or investment property.

- 4 bedrooms, 2 bathrooms
- Light & airy open plan sitting /dining room with direct access into the conservatory
- Large fully fitted kitchen and utility room
- Separate snug that can be used as a 5th bedroom
- Driveway parking for 3 vehicles and an enclosed patio terrace to the front.
- Seconds from the village amenities and a short walk to Rock & Porthilly beach
- In all approximately 2,080.6. ft. (193.3 sq. mtrs). EPC Band D.

Rock 0.5 miles, Polzeath, 2.5miles, Port Isaac 8 miles, Wadebridge 5.9 miles, Bodmin Parkway 16.3 miles, Newquay Airport 18.6 miles

Viewings strictly by appointment

Guide Price: £795,000

FREEHOLD





THE PROPERTY

Mew Gull Lodge occupies a particularly convenient position on Rock Road, close to the village amenities and just an easy walk to both Rock and Porthilly beaches. This well-presented detached home is light and spacious, with a generous entrance hall and open-plan living and dining room that flows into the generous conservatory. The fully equipped kitchen has a serving hatch to the dining area and an adjacent utility room with a door opening onto the rear patio. A separate snug provides an additional space for relaxation but could also serve as a 5th bedroom. Upstairs, there are four double bedrooms, one an en-suite, alongside a family bathroom. Currently enjoyed as a main residence, Mew Gull Lodge offers the flexibility to become a much-loved Cornish escape or a successful holiday let, making its position in the heart of Rock particularly appealing.

THE ACCOMMODATION

GROUND FLOOR: Entrance hall | W.C. | Open-plan living/dining room with electric fireplace | Conservatory | Kitchen | Utility room | Snug

FIRST FLOOR: Principal bedroom with en-suite | 3 further double bedrooms | Family bathroom

OUTSIDE

Private parking for three vehicles, with a path leading to a generous front patio terrace enclosed by mature hedging and high fencing. The rear of the property offers a further small patio area, complete with a useful garden shed and dedicated external storage, ideal for keeping bikes, surf boards and beach equipment neatly tucked away after a day by the coast.

SERVICES

Mains water, drainage & electricity. Oil fired central heating.

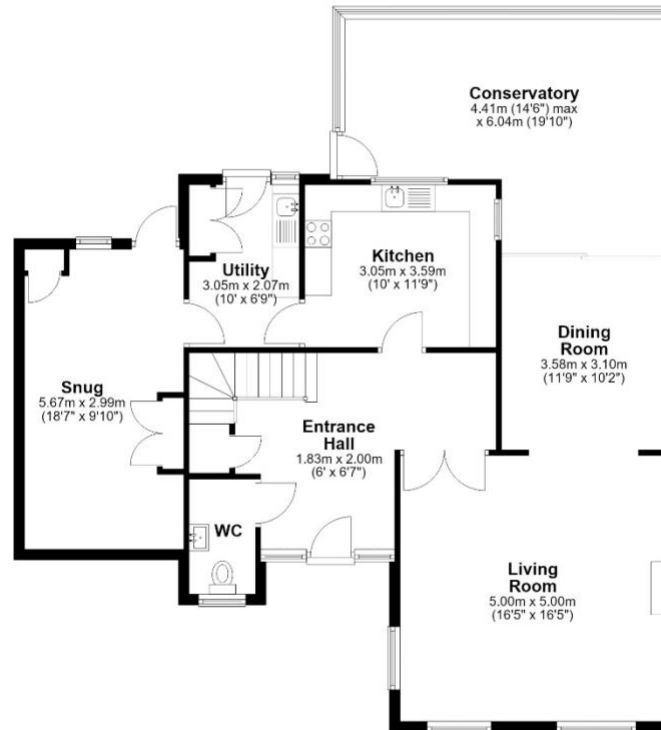




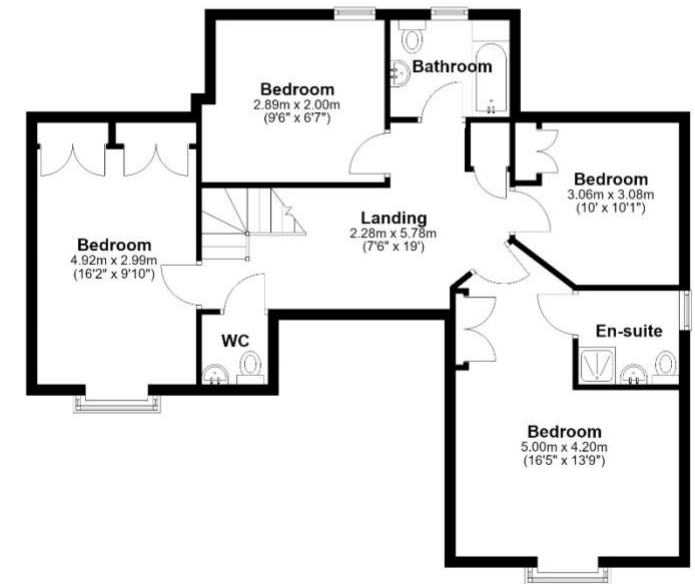
LOCATION Located in Rock, Mew Gull Lodge is situated in one of the most sought-after destinations along the North Cornish coast renowned for its outdoor leisure activities including sailing, canoeing, water skiing, gig rowing, windsurfing, golf, and scenic coastal walks. The area boasts an abundance of fine beaches in particular Rock, 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 Dining Room, Fourboys, The Pityme Inn and The Mariners Pub in Rock, Nathan Outlaw's Restaurant in Port Isaac, Rick Stein's Seafood Restaurant in Padstow and Paul Ainsworth's new St Enodoc Hotel. The foot ferry and water taxi provide easy access to Padstow with an enjoyable trip across the river. The market town of Wadebridge is located just five miles away, with an excellent range of shops and independent restaurants as well as being the midpoint of the scenic Camel Trail connecting Bodmin to Padstow, enjoyed by all ages for cycling or walking.



Ground Floor
Approx. 114.8 sq. metres (1236.2 sq. feet)



First Floor
Approx. 78.4 sq. metres (844.4 sq. feet)



Total area: approx. 193.3 sq. metres (2080.6 sq. feet)

Mew Gull Lodge, Rock Road, Rock

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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