

KARENZA ROCK

JB ESTATES

EST. 1971

KARENZA

Rock, PL276NP

Karenza is a very well maintained and spacious four-bedroom detached bungalow set on a generous plot in the heart of Rock. This well positioned property occupies an exceptionally large plot extending to 0.62-acres approx. with a large sun-drenched patio and pond, a summerhouse with a jacuzzi, soft level lawns leading through to an additional shed, orchard and vegetable garden. The south-facing and mature gardens are a true delight with established trees and shrubs providing privacy and versatility.

- 4 bedrooms, 3 ensuite bathrooms, shower room.
- Existing planning permission to redevelop the site - PA23/05467 to create 4 dwellings.
- Integrated garage and driveway with parking for several vehicles/boats.
- Exceptional mature gardens with large patio, level lawns, orchard, vegetable patch and established planting.
- Short walk to the village amenities and only 600 metres via footpath access to Porthilly and Rock beaches.
- Plot size approximately 0.62-acres.
- In all about 2,216.8 sq.ft. (205.9 sq. m.) EPC Band D.

Port Gaverne/Port Isaac 0.9 miles, Polzeath 7.8 miles, Rock 9.7 miles, Wadebridge 7.7 miles, Bodmin Parkway 17.6 miles, Newquay Airport 20 miles, Truro 32 miles, Exeter 63 miles

Viewings by appointment only

GUIDE PRICE £1,650,000

FREEHOLD





THE PROPERTY

Located in a desirable and sought-after position within minutes of Rock's village amenities, Karenza provides a unique and exciting opportunity to acquire a sizeable family home in its current form, set on a deceptively large plot. The current property has been well maintained over the years but also provides the opportunity to refurbish and extend or replace with planning permission granted to develop the whole site.

THE ACCOMMODATION

Arranged over one floor the accommodation comprises: Entrance Hall | Shower room | Kitchen with serving hatch to dining room | Open plan kitchen and dining room with patio doors to the garden, archway leading to | Snug/TV room with built in bar and patio doors to the terrace | Home office/4th bedroom | Three generous ensuite bedrooms | Utility room with door to garden and | Double garage

OUTSIDE

The property is approached via a gated block paved driveway, with generous parking and a double garage. The majority of the beautifully maintained gardens (or development site) stretch south in an L-shape surrounded by mature shrubs and trees. A large patio terrace is set close to the property and accessed from the dining room and snug providing plenty of space for outside dining and relaxation. A jacuzzi is situated to the rear of the main house in the summerhouse.

SERVICES

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





PLANNING PERMISSION PA23/05467

With its unusually large plot in the heart of Rock, Karenza offers a rare and exciting development opportunity to redevelop the site. The property has detailed planning permission in place to create three additional contemporary homes with main residence status, alongside the redevelopment of Karenza, which would benefit from unrestricted use.

Karenza redevelopment – permission to demolish and create a replacement 4/5-bedroom dwelling arranged over two storeys with unrestricted status. The new driveway access will lead to:

Two storey House 1 (Plot 2) – Ground floor

| Entrance Hall | WC | Open plan kitchen/diner | Living room | Utility room – **First Floor** | Four double bedrooms | Two en-suite | Family bathroom.

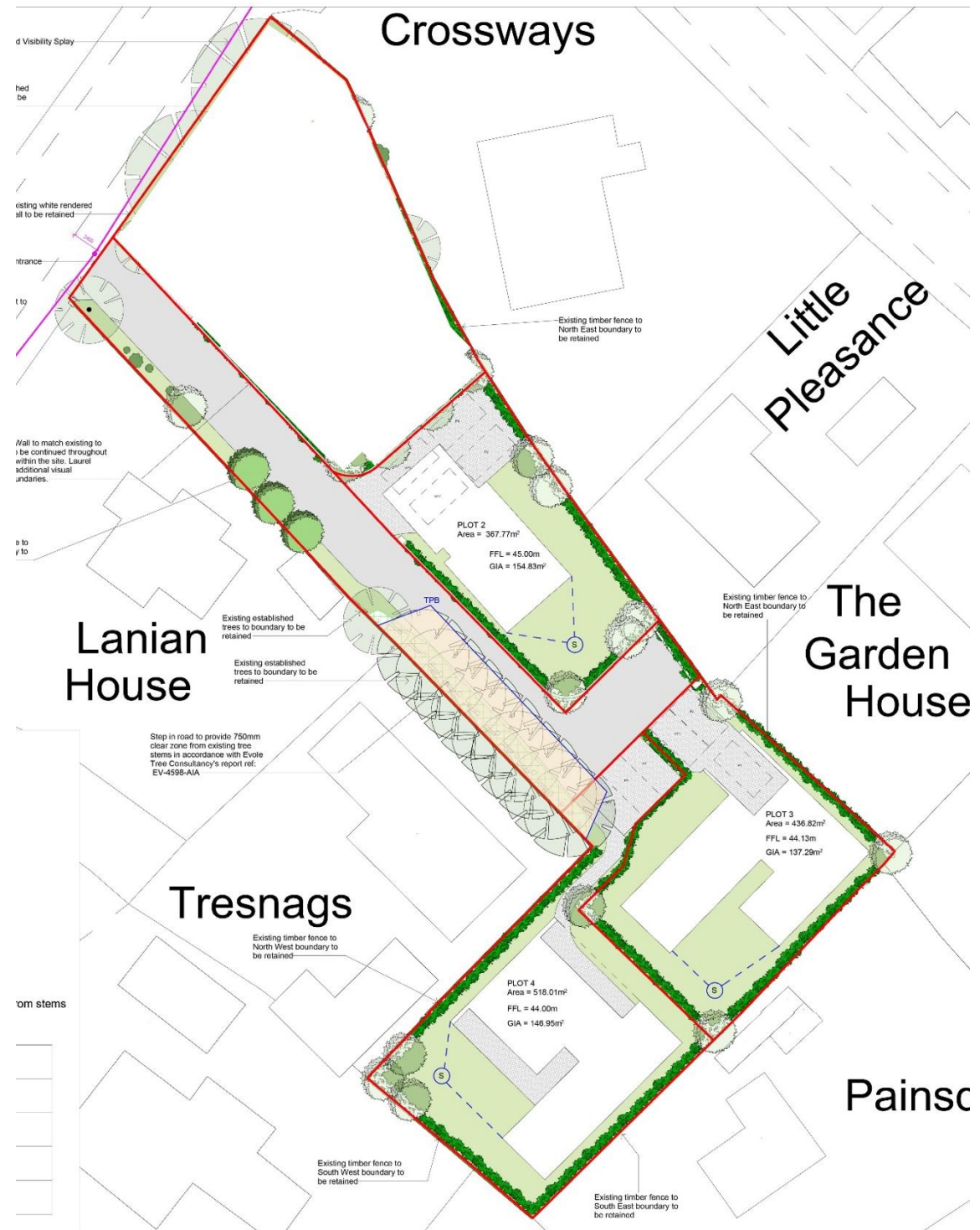
Single Storey House 2 (Plot 3) – Entrance Hall |

Open plan kitchen/dining/sitting area | Utility room | Principal en-suite bedroom | Three further double bedrooms | Family bathroom | Car port.

Single Storey House 3 (Plot 4) – Entrance Hall |

Open plan kitchen/diner | Living room | Utility area and plant cupboard | Principal bedroom with en-suite | Three further double bedrooms | Family bathroom | Separate W/C.

Full plans are available on request please contact our office for further information.



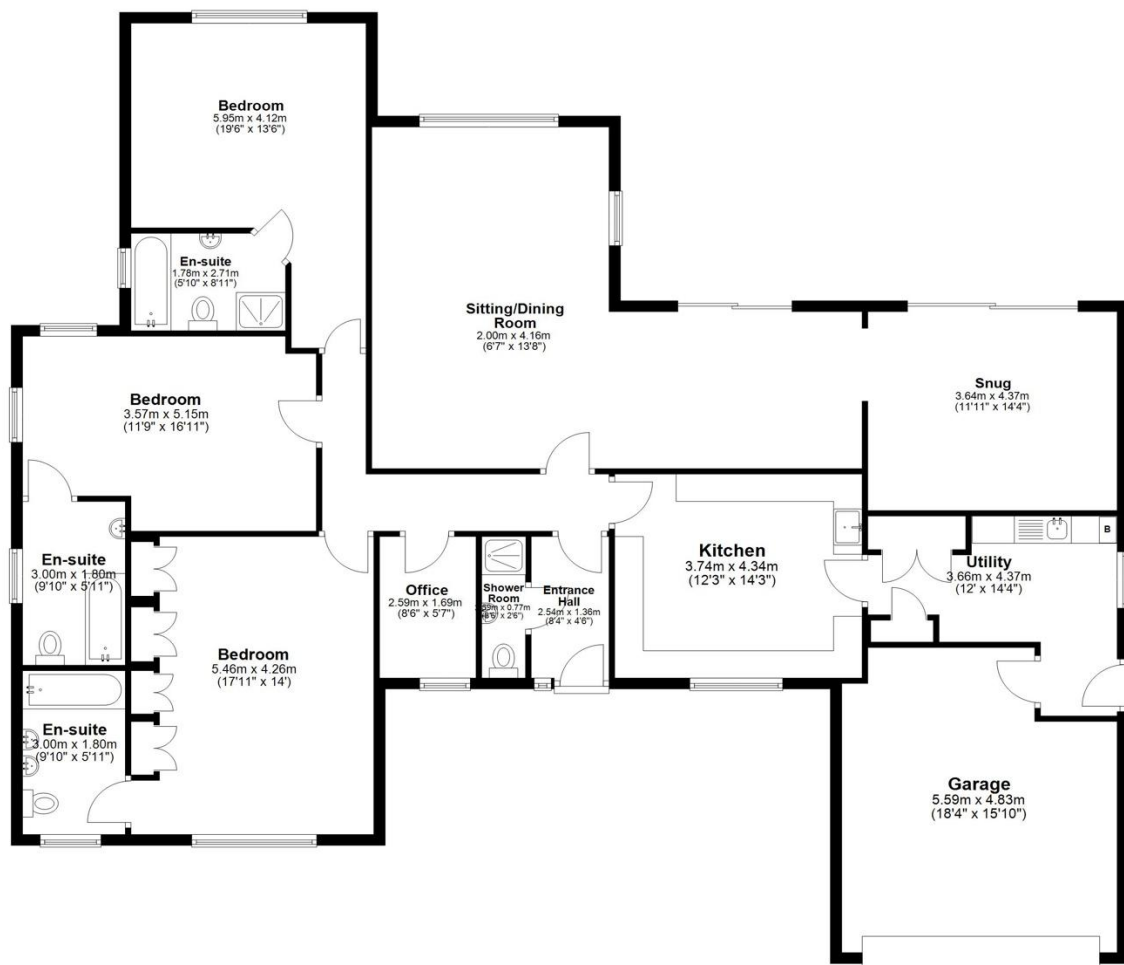


LOCATION - Rock is one of Britain's best loved and most exclusive waterside resorts with activities for all ages. The spectacular North Cornish coast also has some of the best surf in Britain and Polzeath, just inside the entrance to the sandy Camel Estuary, is one of the finest surfing beaches. St. Enodoc Golf Course lies just 1 mile down the road, set in a spectacular location with dramatic views across the Camel Estuary and towards Stepper Point. Approximately 5.5-miles from Rock is the market town of Wadebridge offering a wide range of independent shops and more extensive facilities. 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.

Karenza (Current dwelling)

Ground Floor

Approx. 205.9 sq. metres (2216.8 sq. feet)



Total area: approx. 205.9 sq. metres (2216.8 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 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.



JB ESTATES

EST. 1971

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