

THE OLD GRANARY

CANT FARM | ROCK



JB ESTATES

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THE OLD GRANARY

CANT FARM, ROCK, PL27 6RL

RARELY AVAILABLE - Enjoying a private and elevated position with sweeping views down to the Camel Estuary, The Old Granary is a beautifully converted six-bedroom barn set within the exquisite, manicured grounds of Cant Farm. With far-reaching water views across the garden and communal land, a footpath leads right down to the water's edge. Just moments from the sought-after coastal town of Rock the setting at Cant Farm offers an enviable sense of space and tranquillity. Constructed from stone and draped in wisteria and clematis, the property blends timeless character with contemporary, coastal interiors. The light filled living spaces are designed to make the most of the views with French doors opening onto a large south-facing terrace, providing ample space for outdoor dining and relaxation. Currently a successful holiday let, The Old Granary presents an exceptional opportunity to acquire a refined rural retreat in one of North Cornwall's most special locations.

- Six bedrooms and four bathrooms.
- Open-plan kitchen/dining room with adjacent utility room.
- Spacious sitting room with vaulted ceilings, log burner and patio doors to the large terrace.
- Private parking for up to three vehicles.
- A south facing private garden bordered by mature hedgerows and shrubs, with access to manicured and managed communal grounds totally around 10 acres.
- Very short walk to Porthilly and Rock beaches (under a mile).
- Set in approximately 0.35 acres within estate grounds totalling approximately 10-acres. In all approximately 2,793.4 sq. ft (259.5 sq. m). EPC Band C

Rock beach 1 mile, Wadebridge 5.3 miles, Port Isaac 5.4 miles, Bodmin Parkway 15 miles, Newquay Airport 17 miles.

Viewings by appointment

Guide Price £2.85m

FREEHOLD





THE PROPERTY

Tucked away in a wonderfully tranquil and private setting, The Old Granary is a beautiful barn conversion offering six double bedrooms and four bathrooms, with generous, well-balanced accommodation. Five of the bedrooms are arranged on the ground floor, including a superb principal suite with sweeping estuary views and elegant Juliet balconies. On the lower ground floor, the heart of the home unfolds in spectacular fashion: a striking, light-filled sitting room with soaring vaulted ceilings, sits alongside a stylish open-plan kitchen, dining and living space, both thoughtfully designed to embrace the far-reaching views. French doors open from the main living areas onto a generous, sun-drenched terrace, creating a seamless connection between indoors and out. With a built-in barbecue and ample space for dining and lounging, it is perfectly positioned to take in the enchanting outlook across rolling countryside towards the Camel Estuary. A practical utility room and guest ensuite bedroom complete this level. From its elevated vantage point, The Old Granary enjoys a truly magical setting, combining space, light and contemporary comfort in an exceptional coastal landscape.

ACCOMMODATION

GROUND FLOOR: Entrance Hall with coat storage | Principal bedroom with en-suite bathroom, Juliet balcony with estuary views | Four further double bedrooms (one used for storage) | Family bathroom | Shower room.

LOWER GROUND FLOOR: Open-plan kitchen/dining/sitting room with patio doors to the terrace | Utility room | Sitting room with triple aspect, wood burner and patio doors to the terrace | Double bedroom with en-suite.

OUTSIDE

Set within the managed grounds of this exclusive private estate, The Old Granary is approached via a shared, tree-lined driveway serving all eight properties at Cant Farm and leading to allocated and guest parking. Surrounded by mature hedging and established trees, the property enjoys a wonderfully secluded and private setting. The generous lawned garden gently slopes away towards open countryside, with a footpath leading down to Cant Cove, ideal for kayaking or paddle boarding. At low tide it is possible to walk around to Porthilly cove. A patio terrace sits directly outside the house, perfectly positioned to soak up the estuary views and provide an inviting space for dining, entertaining and relaxation. The surrounding grounds further enhance the exclusive lifestyle on offer, with access to the communal land and use of the tennis court located just a short stroll from the property. Two externally accessed stone sheds, plus communal log store and an allocated shed for bikes, surfboards etc.

SERVICES

Main's water, drainage, and electricity. Gas fired central heating. There is an annual maintenance/service charge – please call for details.









LOCATION

The best of both worlds, Cant Farm is located on the outskirts of Rock, bordered by rolling countryside, yet within easy reach of the village, shops and coastline. A popular destination along the North Cornish coast, Rock is renowned for its outdoor leisure activities including sailing, canoeing, water skiing, gig rowing and windsurfing. Golfers are spoilt for choice with St Enodoc Golf Club and The Point at Polzeath. Footpaths from Cant Cove lead you around to Porthilly Cove and out onto the Southwest Coast Path with miles of scenic coastal walking to enjoy. The north Cornish coast boasts many fine beaches including Daymer Bay and Polzeath, as well as year-round shopping facilities. Within the local area there are a wealth of excellent restaurants and pubs including 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. The ferry and water taxi offer very easy access to Padstow with an enjoyable ferry trip across the river. The market town of Wadebridge is located just five miles away, offering an excellent range of shops, parks, independent restaurants alongside a cinema & sports centre.

THE OLD GRANARY
TOTAL AREA: 259.5 sq. m (2793.4 sq feet)

Lower Ground Floor
Approx. 132.0 sq. metres (1420.9 sq. feet)



Ground Floor
Approx. 127.5 sq. metres (1372.6 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 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.

