

# 4 MEDROSE ROCK



JB ESTATES  
EST. 1971

# 4 Medrose

Rock, PL27 6LD

Constructed in 2007, this substantial 5-bedroom New England style property offers reverse living accommodation to make the most of the far-reaching estuary views. Located within easy reach of the beaches and Camel Estuary in a quiet and peaceful location, this light filled family home enjoys spacious open plan living spaces with a generous raised deck to soak up the fresh sea air. EPC Band D.

- Just a short walk from Rock Beach and the ferry crossing to Padstow, with far reaching estuary and countryside views.
- Substantial open-plan kitchen/dining room and generous sitting room on the first floor with vaulted ceilings and bi-fold doors opening out onto a large estuary-facing sun terrace.
- Five en suite Bedrooms (2 on the ground floor), W/C and utility room with internal access from the garage.
- Large TV/games room on the ground floor.
- Large private driveway with double garage providing parking and boat storage for multiple vehicles.
- In all, approx. 4,290 sq. ft (398.54 sq. m) gross internal floor area (excluding terraces).

Approximate distances: Beach 150m, Pontoon 250m, Rock Sailing Club 0.3 miles, St Enodoc Golf Club 0.4 miles, Daymer Bay 2.8 miles, Polzeath 3.3 miles, Wadebridge 6.7 miles, Port Isaac 9.9 miles – all distances approximate.

Viewings by appointment with John Bray Estates

**Guide: £2,850,000**

FREEHOLD









## LOCATION

Located in Rock, 4 Medrose 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 Mariners Pub in Rock, Nathan Outlaw's Restaurant in Port Isaac, Rick Stein's Seafood Restaurant and Paul Ainsworth's No. 6 in Padstow. The ferry and water taxi provide easy access to Padstow with an enjoyable ferry trip across the river. The market town of Wadebridge is located just five miles away, it is home to an excellent range of shops and independent restaurants.

## PROPERTY DETAILS

A large and comfortable family home, designed with reverse living accommodation to make the most of its plot and the coastal views. 4 Medrose offers generous reception rooms spilling out onto large terraces to really enjoy the sunshine and fresh sea air. There are far-reaching views from the main living rooms as well as the South facing deck looking out across the Camel estuary and the North Cornwall coast towards Padstow.

Constructed in 2007 and occupying a private position set back off the Rock Road, this immaculate property is light filled, with contemporary finishes throughout. 4 Medrose is perfectly situated to enjoy the many water sports on offer at Rock, with North Cornwall's beaches, golf courses and coastal amenities all within easy reach. Currently a holiday let, it would also make a desirable primary residence or holiday home.

## ACCOMMODATION

**Ground Floor:** Glazed porch leading to a spacious, double height entrance hall with roof lights | WC | Boot room/utility room | Double garage | Games room | Two large storerooms | Two large ensuite double bedrooms with access to the garden

**First Floor:** Glazed and galleried landing | Open-plan kitchen/dining/living room with patio and bi-fold doors leading to a large south facing sun deck with views of the estuary | Small study | Storage cupboard | Two double en suite bedrooms one with patio doors to rear garden and hot tub | Large ensuite dormitory room set in the eaves.

## SERVICES

Oil fired underfloor heating. Mains water, electricity, and drainage. Superfast Broadband.

## CONTENTS

Contents may be available via separate negotiation (excluding personal effects)





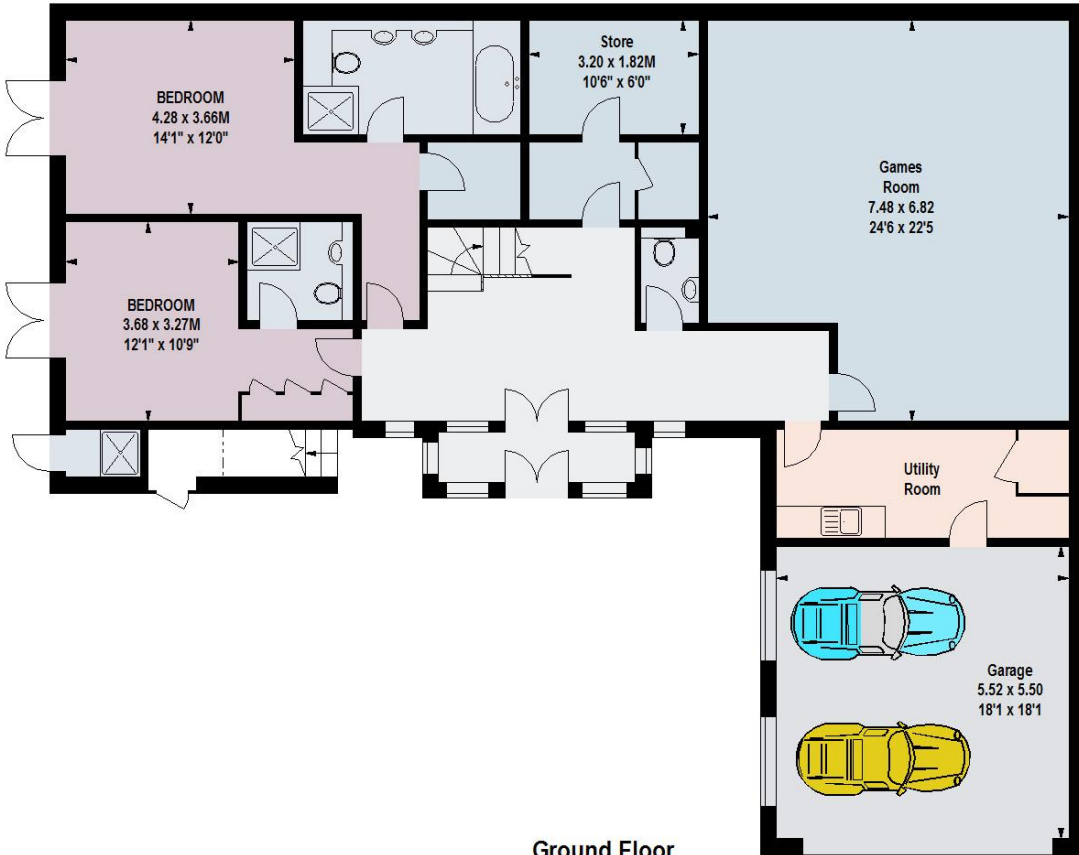
## OUTSIDE

Number 4 Medrose is situated in an elevated position towards the rear of the Medrose cul-de-sac, which backs onto the St Enodoc Golf Course. The house is just a very short walk to Rock beach and the Southwest Coast Path where you can catch the foot ferry across the estuary to Padstow. It has secure driveway parking for multiple cars and a double garage. External steps lead up to the large, raised deck providing far-reaching estuary and countryside views. The property also offers two small, enclosed gardens, with a useful externally accessed shower room and under stairs storage, while the other garden houses a private jacuzzi.

## Medrose, PL27

Approximate gross internal area  
4290 sq ft / 398.54 sq m  
(Including Eaves Storage)  
Eaves Storage  
59 sq ft / 5.48 sq m

Key :  
CH - Ceiling Height



Ground Floor



First Floor