



8 Little Treverrow
Rock
Guide Price £325,000

JB ESTATES
EST. 1971

8 Little Treverrow

Rock, PL27 6JY

Tucked away in a peaceful, leafy setting, 8 Little Treverrow is a charming two-bedroom detached home, possessing a holiday home status with unlimited use. Just a short walk from Porthilly Cove and Rock Beach via scenic footpaths, this attractive timber-framed property benefits from a south-westerly facing garden and patio terrace, ideal for relaxed coastal living. 8 Little Treverrow is a holiday property and as such is not liable for second home council tax. EPC Band F.

- 2 bedrooms, family bathroom
- Generous living accommodation including an open plan kitchen, dining and sitting room with patio doors onto a patio terrace
- Allocated, owned parking space within the development car park, enclosed rear patio garden
- South-westerly facing garden with useful garden shed
- In all about 56.7 sq. m (610.7 sq. ft.)

Port Isaac 6 miles, Wadebridge 7.5 miles, Bodmin Parkway 18 miles, Newquay Airport 20 miles

Viewings by appointment only

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LEASEHOLD (999 YEAR LEASE FROM 2005)
HOLIDAY RESTRICTED OCCUPANCY WITH YEAR-ROUND USE PERMITTED



THE PROPERTY

Set in a peaceful position within easy reach of Porthilly Cove, this charming two-bedroom detached chalet offers relaxed coastal living just moments from Rock's beach and amenities. The open-plan kitchen, dining and living space opens through double doors onto a sunny terrace and enclosed garden, while two double bedrooms and a shower room complete the well-balanced layout. The property would make for an idyllic holiday retreat.

ACCOMMODATION

South facing terrace | Double patio door entrance | Open Plan kitchen living and dining space | Two double bedrooms | Family shower room.

LOCATION

Located in Rock, the property 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 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 present easy access to Padstow with an enjoyable 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.

OUTSIDE

Private allocated parking just a short walk from the property | South-facing Garden with a patio terrace and garden shed.

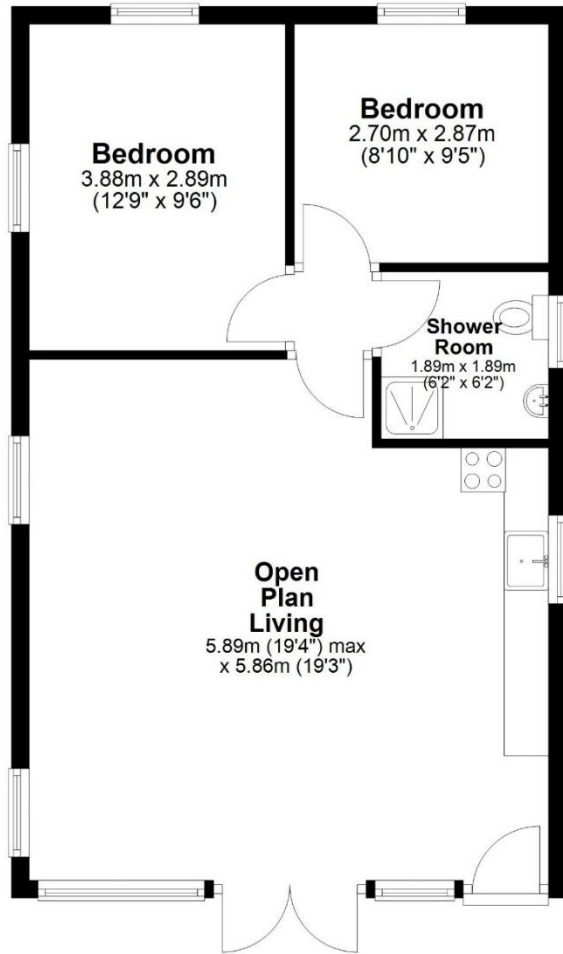
SERVICES

Mains water, drainage and electricity | Electric heating | WIFI | Peppercorn ground rent.



Ground Floor

Approx. 56.7 sq. metres (610.7 sq. feet)



Total area: approx. 56.7 sq. metres (610.7 sq. feet)

This plan is for illustrative purposes only. Measurements of doors, windows and rooms are approximate and should not be relied upon.

