
Little Rock
CONSTANTINE BAY
Jackie Stanley
ESTATE AGENTS


"Framed by established greenery, this distinctive detached home combines generous accommodation with a remarkable outlook,"













- ***Exceptional Views Across Constantine Bay & the Atlantic Ocean***
- ***Distinctive Detached Coastal Home of Over 3,200 Square Feet***
- ***First Floor Sitting Room with Panoramic Sea Views***
- ***Four Genuine Double Bedrooms with Four Bathrooms***
- ***Versatile Accommodation with Four Reception Rooms***
- ***Scope for Comprehensive Remodelling & Modernisation or Complete Redevelopment***
- ***Double Integral Garage & Ample Driveway Parking***
- ***Moments from the Beautiful Beaches of Constantine Bay & Treyarnon Bay***

With sweeping views across Constantine Bay towards the Atlantic and the rugged headland beyond, Little Rock occupies a wonderfully evocative coastal setting. Framed by established greenery, this distinctive detached home combines generous accommodation with a remarkable outlook, presenting an exciting opportunity to reimagine a coastal retreat around an exceptional location.

White rendered elevations, pronounced gables and a weathered slate roof give the house an individual character, while broad windows embrace the surrounding landscape. Beyond the gardens, a tapestry of coastal vegetation leads the eye towards breaking surf, offshore rocks and open sea.

The first-floor sitting room is the home's standout space. A wide picture window frames an expansive coastal panorama, bringing the changing light and colours of the bay into the room. There is generous space to gather with family and friends, with a stone fireplace providing a focal point for quieter evenings. On the ground floor, the kitchen and adjoining dining area offer a setting for everyday life, with traditional pine cabinetry lending warmth and character. A separate sitting room connects to the glazed conservatory, providing another place to relax overlooking the gardens.

The bedrooms continue the sense of space and versatility, with sea views adding particular appeal to the principal accommodation. Fitted storage, a dedicated dressing area and both bathroom and shower facilities complement the layout, alongside a double integral garage.

Little Rock, Constantine Bay

PL28 8JL £2,750,000 guide















Outside, established hedges and mature planting provide enclosure, with lawned areas and stone-paved terraces offering places to sit, dine and enjoy the coastal air. A gravelled approach and parking area complete the setting.

Little Rock would benefit from comprehensive remodelling and modernisation, offering considerable scope to reshape the accommodation and create a home that fully embraces its coastal outlook. Alternatively, complete redevelopment could be explored, subject to obtaining the necessary planning permissions.

Whether through the thoughtful transformation of the existing house or a fresh architectural approach, Little Rock presents a compelling opportunity to create a distinctive coastal home, with the changing seascape of Constantine Bay at its heart.

Services to Little Rock include mains water and electricity, oil fired central heating and private drainage. EPC rating F. Council tax band H. Ofcom indicate superfast broadband availability. Ofcom indicate 5G connectivity.
















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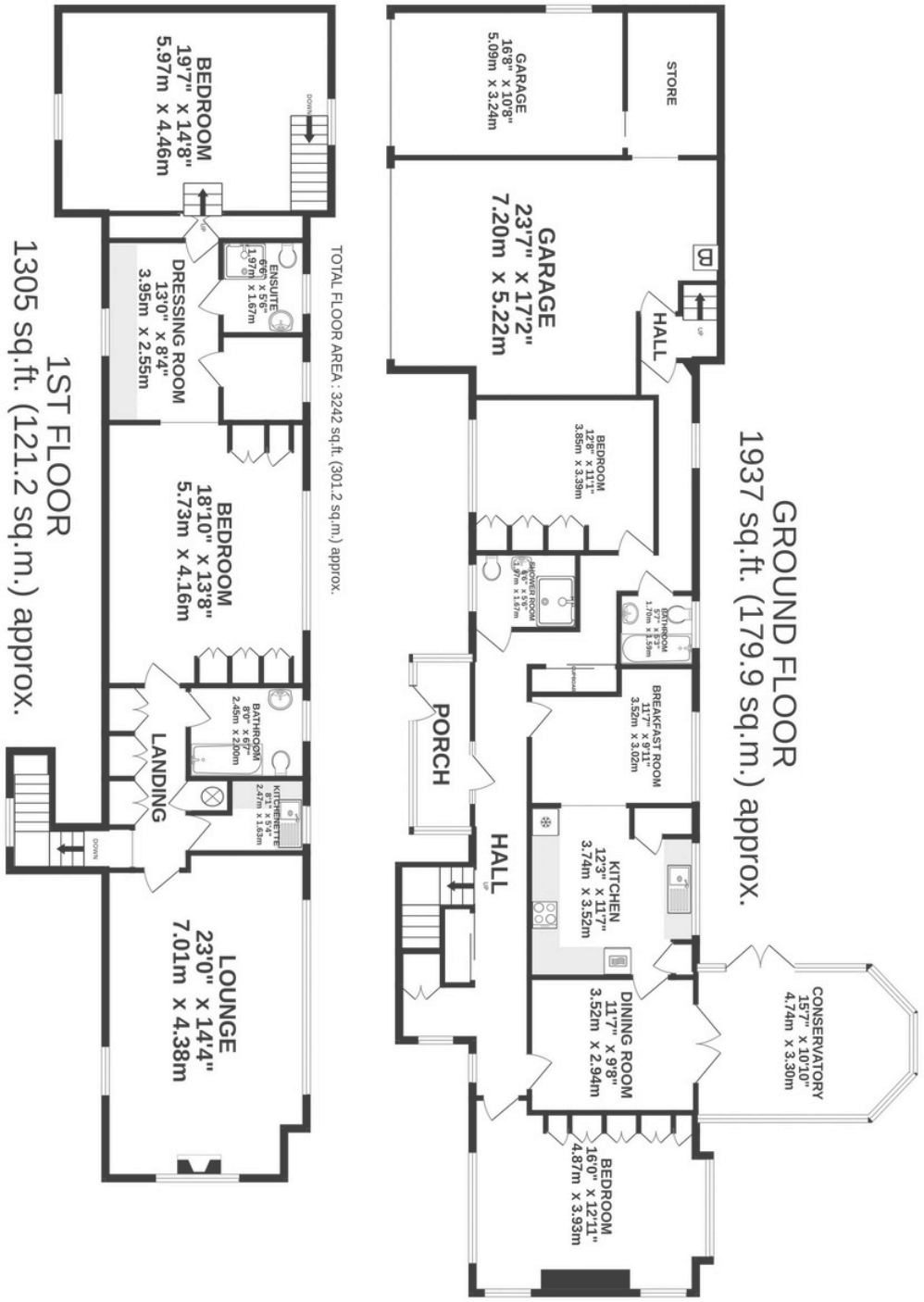
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Constantine Bay is one of the most sought-after bays in North Cornwall, celebrated for its outstanding surfing beach and the championship links at Trevose Golf and Country Club. The excellent Constantine Bay Stores and nearby surf shop cater perfectly for beach-side living, while the vibrant village of St Merryn, just one mile away, offers a selection of restaurants, shops, and traditional public houses.

The chic boutique hotel and restaurant The Pig at Harlyn Bay lies in the neighbouring bay of Harlyn, within easy walking distance of Little Rock. The historic fishing port of Padstow, only four miles away, boasts an exceptional dining scene, including Michelin starred No.6 Padstow by Paul Ainsworth, the relaxed seafood favourite Prawn On The Lawn and Rick Stein's Seafood Restaurant, a cornerstone of the town's culinary reputation.

To find Little Rock, leave Padstow and turn right onto the B3276 and follow this road for approximately 2.8 miles driving through St Merryn. Turn right at signs to Constantine Bay and follow this lane, bearing left at Trevose Golf Club. Turn right onto Beach Road by Constantine bay Stores and follow the road down for approximately 300 yards. Turn left onto an unmade lane and follow it round to the right. Little Rock is the last property at the end of the lane. The postcode for satellite navigation is PL28 8JL. What3words: wedge.furniture.quick



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