

LINDISFARNE

Tredrizzick – Nr Rock



JB ESTATES

EST.  1971

LINDISFARNE

Tredrizzick, Rock PL27 6PD

A substantial detached four-bedroom family home ideally positioned just a short distance from the ever-popular village of Rock. Occupying a generous corner plot, Lindisfarne offers excellent scope to refurbish or extend and create a superb family home or investment opportunity.

- Well-proportioned 4-bedroom detached house.
- Large sitting room and separate dining room with a fully equipped kitchen, all with direct garden access.
- Surrounded by a low-maintenance garden comprising lawn, patio and gravel.
- Driveway parking for at least 3 vehicles and a detached single garage.
- Located within minutes of Rock, the Camel Estuary, and the local amenities.
- Once a much-loved family home with scope for a buyer to add their own stamp.
- In all approx. 2,073 sq. ft (192.6 sq.m) EPC Band D.

Rock 1 miles, Polzeath 2 miles, Wadebridge 5 miles, Bodmin Parkway 15 miles, Newquay Airport 18 miles, Truro 30 miles, Exeter 66 miles.

Viewings by appointment only

GUIDE PRICE: £720,000

FREEHOLD



PROPERTY DETAILS

Lindisfarne is a spacious four-bedroom home on a generous corner plot in Tredrizzick, just five minutes from Rock and its village amenities. Offering an excellent opportunity for a buyer to modernise, the ground floor features a substantial sitting room with a feature fireplace and patio doors, a fully fitted kitchen and a separate dining room both with garden access, and a W.C. In the dining room a compact lift provides access to a first-floor double bedroom, adding a practical and versatile element to the layout. Upstairs, there are two further double bedrooms with countryside views, a single bedroom, and a family bathroom.

THE ACCOMMODATION

GROUND FLOOR: Entrance hall | W.C. | Kitchen with patio access | Dining room with small lift and patio access | Sitting room with patio access

FIRST FLOOR: Double bedroom with lift | 2 double bedrooms (one currently used as a study) | Family bathroom | Single bedroom

OUTSIDE

The property is approached via a private driveway providing parking for three vehicles, along with a detached single garage. The gardens wrap around the house and include gravelled areas with mature coastal planting, a lawn bordered by high hedging for privacy, and a rear patio with direct access from the kitchen, dining room and sitting room.

SERVICES

Mains water and electricity. Mains drainage. Oil fired central heating.

LOCATION

Tredrizzick is a quiet hamlet just a few minutes' drive from the lovely sandy beaches and coves around Rock, Daymer and Polzeath. Positioned between Rock and St Minver, it has a mix of main residences and holiday homes and is well positioned to access the local amenities. Rock, just a short 1.7-mile walk, is a mecca for water sport enthusiasts and foodies alike. In close proximity is the world-famous surfing location of Polzeath as well as the renowned St. Enodoc Golf Club which offers two challenging 18-hole courses. There are wonderful footpaths over coastal and inland areas. Most everyday shopping requirements can be met in Rock but Wadebridge, with its market town amenities is only five miles distant.

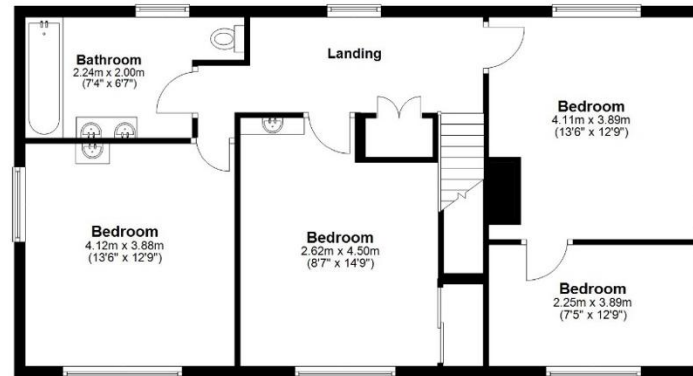




Ground Floor
Approx. 112.1 sq. metres (1206.3 sq. feet)



First Floor
Approx. 80.5 sq. metres (866.7 sq. feet)



Total area: approx. 192.6 sq. metres (2073.0 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.