

# PUFFINS ROCK



JB ESTATES

EST.  1971

## Puffins

16 Trelyn, Rock, PL27 6LZ

**Puffins is a well-maintained detached bungalow, filled with natural light and a welcoming sense of space throughout. Set on a generous plot in a quiet residential spot, it's just a short stroll from the heart of Rock village and the beach. With three well-proportioned bedrooms and a spacious wrap-around garden, this charming property is currently run as a successful holiday let, but it would make a wonderful main home. EPC Band F.**

- 3 bedrooms, 2 bathrooms
- Light & airy open plan sitting /dining room with garden views
- Large fully fitted kitchen with direct garden access
- Generous wrap-around garden with detached storeroom and a large patio area
- Driveway parking and car port with a single garage and storeroom
- Short walk to Porthilly & Rock beaches as well as the village amenities.
- In all approximately 1,055.4. ft. (98 sq. mtrs)

Rock 0.5 miles, Polzeath, 2.5miles, Port Isaac 8 miles, Wadebridge 5.9 miles, Bodmin Parkway 16.3 miles, Newquay Airport 18.6 miles

Viewings strictly by appointment

**Guide Price: £745,000**

FREEHOLD





## THE PROPERTY

Puffins sits on a generous plot in the peaceful Trelyn area, just off Rock Road; perfectly positioned within walking distance of the village shops, amenities, and scenic footpaths leading to Porthilly and Rock beaches. This well-presented, single-storey three-bedroom home offers light-filled interiors, with most rooms enjoying views of the charming wrap-around garden that flows from front to rear. The spacious layout includes a bright open-plan living and dining area, a fully equipped kitchen opening onto a large patio and lawned garden - ideal for outdoor living. With two double bedrooms, a twin bunk room, a shower room and a family bathroom, the property boasts exciting potential to modernise or extend, making Puffins a wonderful opportunity, whether as a holiday let or a main residence.

## THE ACCOMMODATION

Entrance hall | Open-plan living/dining room | Kitchen | Shower room | Principal bedroom | Double bedroom | Twin bedroom with bunkbed | Family bathroom

## OUTSIDE

Puffins enjoys an enclosed garden, framed by mature hedging and established trees including a cherry blossom tree that creates a sense of privacy and calm. A footpath winds through the front garden to the front door, while a private driveway, complete with carport and single garage, leads to the rear patio and secondary entrance. The generous patio area at the back is an ideal setting for al fresco dining, relaxing in the sunshine, or entertaining family & friends. A storeroom offers useful storage for beach and/or sport equipment at the rear of the single garage.

## SERVICES

Mains water and drainage, electricity, central heating with radiators in all rooms





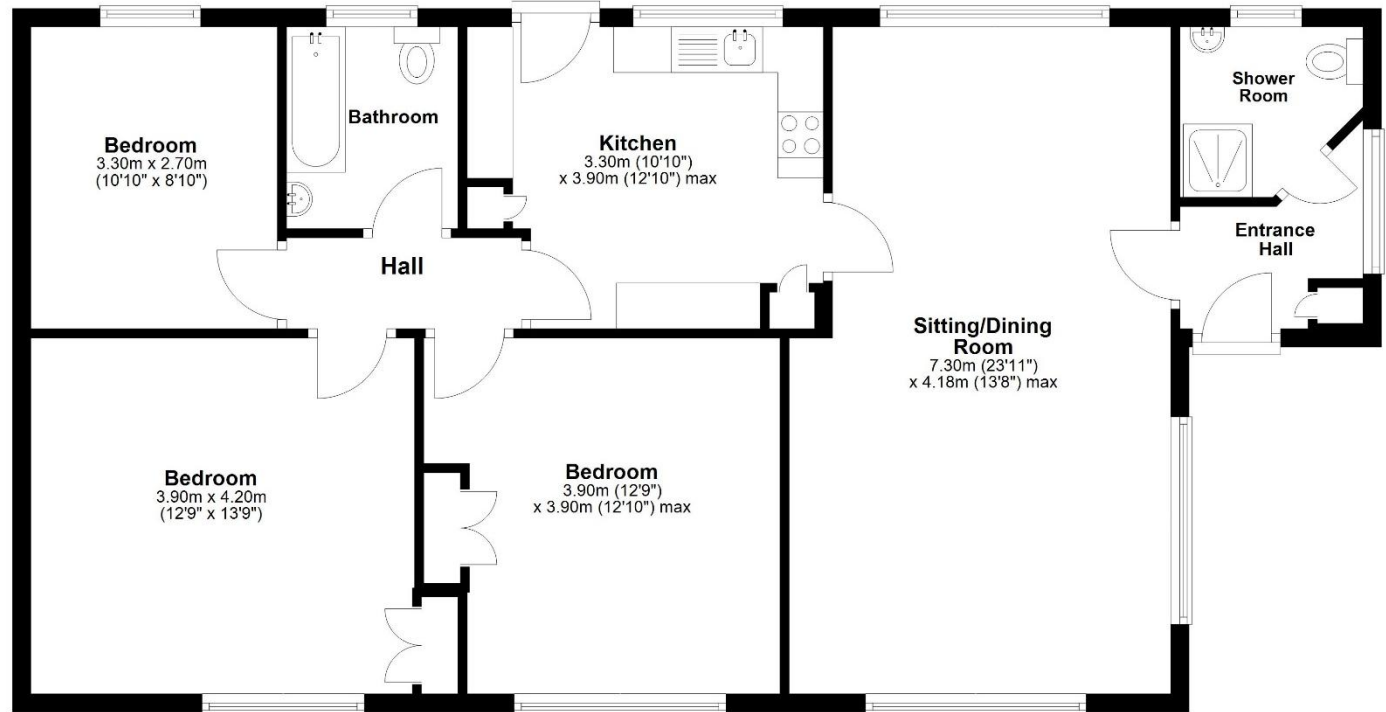
## LOCATION

Located in Rock, Puffins 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 Dining Room, Fourboys, The Pityme Inn and 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 foot ferry and water taxi provide easy access to Padstow with an enjoyable trip across the river. The market town of Wadebridge is located just five miles away, with an excellent range of shops and independent restaurants as well as being the midpoint of the scenic Camel Trail connecting Bodmin to Padstow, enjoyed by all ages for cycling or walking.



## Ground Floor

Approx. 98.0 sq. metres (1055.4 sq. feet)



Total area: approx. 98.0 sq. metres (1055.4 sq. feet)

Measurements of doors, windows, rooms, and any other items are approximate, and no responsibility is taken for any error, omission, or misstatement. 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.

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