

9 FORLAZE ROAD ROCK



JB ESTATES

EST. 1971

9 FORLAZE ROAD

Rock, PL27 6LL

Situated in a sought-after coastal location right in the heart of Rock, 9 Forlaze Road is a 5-bedroom detached house set in a generous garden, just a short walk from the Camel Estuary, the beach, St Enodoc Hotel & Golf Course. With estuary glimpses from the first floor, 9 Forlaze Road provides an exciting opportunity to secure a substantial property with potential to refurbish and enhance further. Arranged over two spacious floors, the house offers ample off-road parking and boat storage alongside a double garage, while the tree lined front and rear gardens create a private retreat, perfect for outdoor dining and relaxation.

- Five bedrooms, three bathrooms (1 en suite).
- The light filled house enjoys a large sitting room with an open fire and patio doors that open out onto a sun deck, with steps leading down to the terrace and garden.
- Spacious open-plan kitchen/dining room with an Everhot cooker leading through to a utility room and double garage.
- The principal bedroom enjoys an ensuite bathroom and a private balcony with far reaching views across to Padstow.
- Off-road parking for multiple cars/boats and double garage.
- Garden shed with a separate garden studio.
- In all 2,133.5 sq. ft. (198.2 sq.m.) incl garage. EPC Band D.

Rock beach 0.2 miles, Daymer Bay 2.4 miles, Polzeath 2.8 miles, Port Isaac 6 miles, Wadebridge 7.5 miles, Bodmin Parkway 18 miles, Newquay Airport 20 miles, Truro 35 miles, Exeter (M5) 65 miles.

Viewings by appointment

Guide Price £1,525,000

FREEHOLD





THE PROPERTY

This substantial 5-bedroom property has been a much-loved private holiday home with plenty of space for family and friends to enjoy its convenient coastal position. Southwest facing with generous and bright open plan living spaces it is ideally positioned to enjoy Rock's local amenities, but would now lend itself to updating and modernising.

ACCOMMODATION

GROUND FLOOR: Entrance hall | Dual aspect sitting room with open fire and patio doors to the rear deck and terraced garden | Open plan kitchen/dining room with dual aspect windows | Utility room with external door | Internal door leading to the double garage

FIRST FLOOR: Landing with linen cupboard and storage | Three double bedrooms and one single bedroom | Principal bedroom with built in wardrobes, large ensuite bathroom and sliding doors onto a private balcony enjoying estuary glimpses | Family bathroom | Separate shower room

OUTSIDE

Approached via Forlaze Road the house has parking for several cars, with an integrated double garage and space for boat storage. The house is well screened from the neighbouring properties with lawned gardens to the front and rear. The terraced rear garden is established and bordered by mature macrocarpa trees, creating a very private space. A full width patio and raised deck at the back provides ample space for dining and relaxing in the Cornish air. There is a separate garden studio suitable for use as a home office or board store and a garden shed.

SERVICES

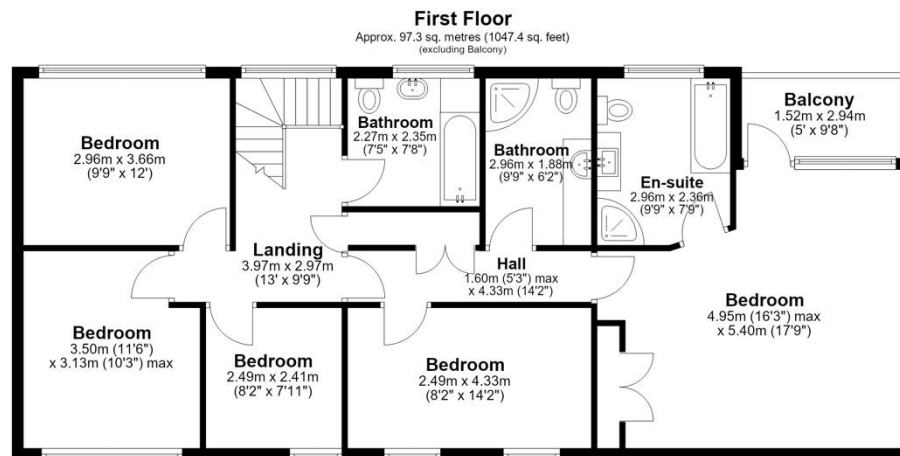
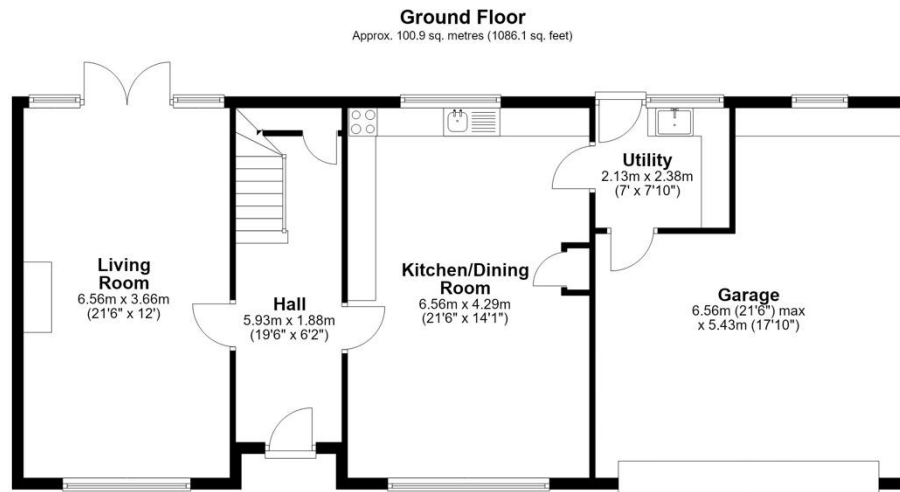
Mains electricity, drainage, and water. Oil fired central heating.

LOCATION

Located in a quiet corner of Rock, situated on the North Cornish coast renowned for its golden sandy beach and outdoor leisure activities including sailing, canoeing, water skiing, gig rowing, windsurfing, golf, and scenic coastal walks. The immediate area boasts an abundance of fine beaches in particular Porthilly Cove, Rock beach, Daymer Bay and Polzeath. There are year-round shopping amenities easily reached via footpaths leading right from the door. Within the local area there are a wealth of excellent restaurants and pubs including The Mariners, Fourboys, Bluntrock and the Estuary Grill at the newly renovated St Enodoc Hotel in Rock, Nathan Outlaw's Restaurant in Port Isaac, with Rick Stein's Seafood Restaurant and Paul Ainsworth's No. 6 in Padstow. The ferry and water taxi offer very easy access to Padstow while the market town of Wadebridge is just five miles away, offering an excellent range of shops, parks, cinema sports centre and independent restaurants.







Total area: approx. 198.2 sq. metres (2133.5 sq. feet)
9 Forlaze Road, Rock

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.



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