

SEAMIST, 10 BREA ROAD ROCK



JB ESTATES
1971

SEAMIST

10 Brea Road, Rock, PL27 6LN

Seamist is a spacious, detached 3/4 bedroom property tucked away in a privileged position in Rock. A short walk to amenities and St Enodoc Golf Club, the property benefits from light & airy accommodation with a sizeable dining/sitting room that enjoys views of the sheltered and enclosed, south-facing garden. A patio terrace positioned close to the house, provides an idyllic space to soak up the sun. EPC Band E.

- 3/4 bedrooms, 2 bathrooms.
- Separate kitchen with external door, spacious living & dining room with an open fire and sliding doors out to the rear garden.
- South facing enclosed rear garden with a patio, raised lawn area and flower beds.
- Currently a holiday home and rental but would also make a wonderful main residence.
- Located just around the corner from St Enodoc golf course and within walking distance of the village amenities & Rock beach.
- In all approx. 1,100 sq. ft (102 sq.m)

Porthilly 600m, Polzeath 2.3 miles, Wadebridge 5.8 miles, Bodmin Parkway Train Station 16 miles, Newquay Airport 18 miles, Truro 30 miles

Viewings by appointment only

Guide Price £875,000

FREEHOLD





THE PROPERTY:

Located in a quiet residential cul-de-sac in Rock, Seamist is a spacious, detached home set in a private and peaceful position. A three/four bedroom property with two bathrooms, the property benefits from an external store and driveway parking bordered by Cornish stone hedging. The main living space is a large, light-filled open-plan sitting/dining room with full-height, glazed doors overlooking the rear garden. A convenient serving hatch makes it easy to serve meals from the adjacent kitchen. The enclosed rear garden and large patio terrace are south facing, with fencing and mature shrubs creating a private, enclosed space for children or pets.

THE ACCOMMODATION:

Entrance Hall | Two double bedrooms | Family bathroom | Kitchen with external access | Open plan sitting and dining room with open fireplace and full height glazed doors to the garden and patio | Bedroom | Study / bedroom | Shower room.

SERVICES:

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

OUTSIDE:

Seamist is set on a good-sized plot with driveway parking for 2 vehicles. A 5-bar gate provides access into the well-stocked, enclosed, front garden with side access leading past a storage shed to the rear garden. The enclosed south facing rear lawned garden is fully fenced and offers a leafy aspect with a patio terrace, perfect for al-fresco dining or enjoying the evening light. There is lockable storage at the front and side of the property.



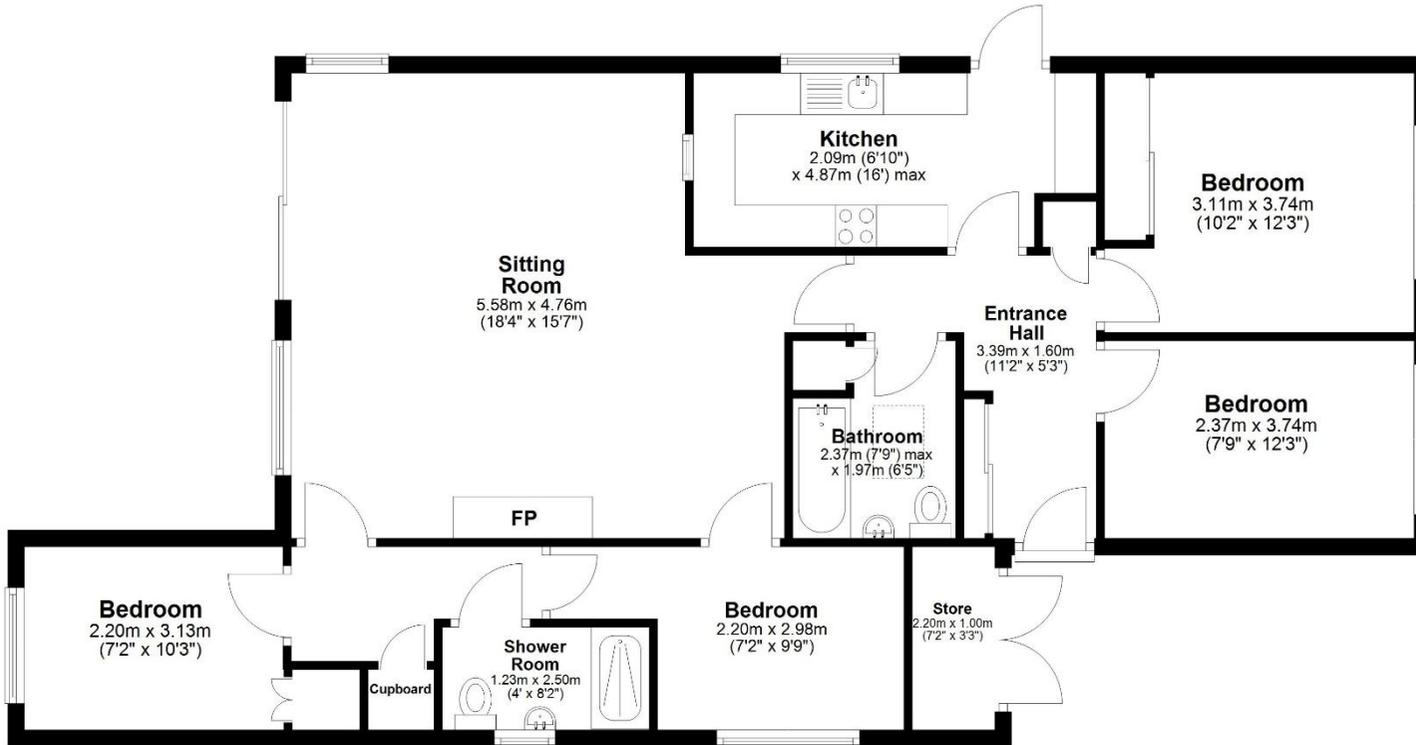


LOCATION:

Rock is one of Britain's best loved and most exclusive waterside resorts with activities for all ages. The spectacular North Cornish coast also has some of the best surf in Britain and Polzeath, just inside the entrance to the sandy Camel Estuary, is one of the finest surfing beaches. St. Enodoc Golf Course lies just 1 mile down the road, set in a spectacular location with dramatic views across the Camel Estuary and towards Stepper Point. Approximately 6-miles from Rock is the market town of Wadebridge offering a wide range of independent shops and more extensive facilities. For food lovers, there are a wealth of excellent restaurants and pubs nearby including The Dining Room, The St Enodoc Hotel and The Mariners Pub in Rock, Restaurant Nathan Outlaw in Port Isaac, Rick Stein's Seafood Restaurant and Paul Ainsworth's No. 6 in Padstow.

Ground Floor

Approx. 102.3 sq. metres (1100.6 sq. feet)



Total area: approx. 102.3 sq. metres (1100.6 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.



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