



31 Rockhaven Gardens  
Pityme, Rock  
**Guide Price £450,000**

**JB ESTATES**  
EST.  1971



# 31 Rockhaven Gardens

Pityme, Rock, PL27 6PJ

**Situated in a peaceful residential position within Rockhaven Gardens, No. 31 is a well-proportioned and light filled detached 3-bedroom bungalow, with a wrap-around garden. Set in a convenient location, close to Rock's village amenities, The Pityme Inn, and St Minver primary school, the property provides an ideal opportunity for a buyer to enhance or extend (subject to planning). EPC Band E.**

- 3 bedrooms, one family bathroom, W.C.
- Open-plan sitting/dining room with sliding patio doors to the garden. Separate fully equipped kitchen.
- Enclosed private rear gardens with a low maintenance garden at the front.
- Private driveway parking with an attached single garage.
- Within walking distance of the village amenities and Pityme Inn.
- In all about 97.2 sq. m (1,045sq. ft.)

Rock 1.5 miles, Polzeath 2.5 miles, Port Isaac 6 miles,  
Wadebridge 7.5 miles, Bodmin Parkway 18 miles, Newquay  
Airport 20 miles

**Viewings by appointment**

**Guide Price: £450,000**

**FREEHOLD**





## THE PROPERTY

31 Rockway Gardens is a well-proportioned three-bedroom detached bungalow situated at the top of Rock in a quiet cul-de-sac. A much-loved primary residence, the property comprises two double bedrooms, one single, and a bathroom with separate WC. The open plan sitting/dining room looks over the garden, with a fully fitted kitchen with access out to the patio and garden. The property has private driveway parking with access to the single garage and garden. The rear garden is a mix of lawn and patio areas with, the perfect space for a BBQ.

## ACCOMMODATION

Entrance porch and hallway | Open plan sitting/dining room with sliding doors to the front garden | Kitchen with garden access | Two double bedrooms | Single bedroom | Bathroom with separate WC.

## LOCATION

Located in Rock, the property 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 including 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 Pityme Inn, Bluntrock, 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 ferry and water taxi offer easy access to Padstow with an enjoyable trip across the river. The market town of Wadebridge is just five miles away, and is home to an excellent range of shops, supermarkets, and restaurants.

## OUTSIDE

To the front, the property enjoys private driveway parking leading to the single garage. The garden wraps around the property and is accessed via a footpath from the driveway. The enclosed rear garden offers a combination of lawns and patio areas with mature shrubs providing privacy. A patio terrace is located to the rear of the property with a pedestrian gate leading onto the road.

## SERVICES

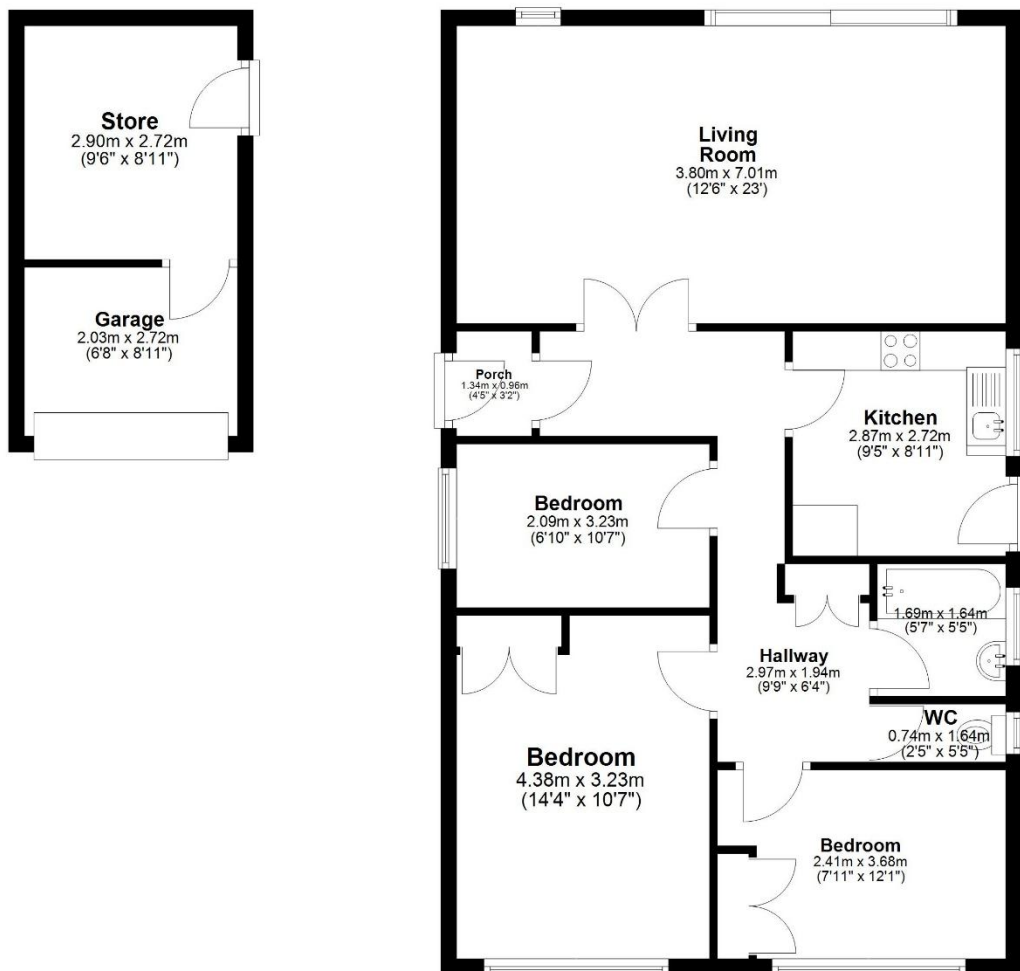
Mains water, drainage, and electricity. Heating via night storage heaters





## Ground Floor

Approx. 97.2 sq. metres (1045.9 sq. feet)



Total area: approx. 97.2 sq. metres (1045.9 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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