3 GULL ROCK

ROCK

JB ESTATES

EST 1971

3 GULL ROCK

Rock, PL27 6JN

A striking contemporary four-bedroom oak-framed residence set within an exclusive development in Rock, 3 Gull Rock enjoys views across the Camel Estuary and an enviable position just moments from the water's edge. Arranged over two spacious floors, the property offers light-filled, beautifully proportioned accommodation, complemented by an indoor swimming pool and well-established garden. EPC Band C.

- Four double bedrooms, four shower rooms (2 en-suite) and one bathroom
- The semi open-plan kitchen, dining room enjoys direct access onto the patio terrace
- Large sitting room with dual aspect windows looking into the garden and the estuary beyond
- An indoor swimming pool with direct access into a wet room & steam room
- Integrated garage and utility room
- A short walk to the Camel Estuary and village amenities
- In all about 2,936.7 sq. ft (272.8 sq.m)

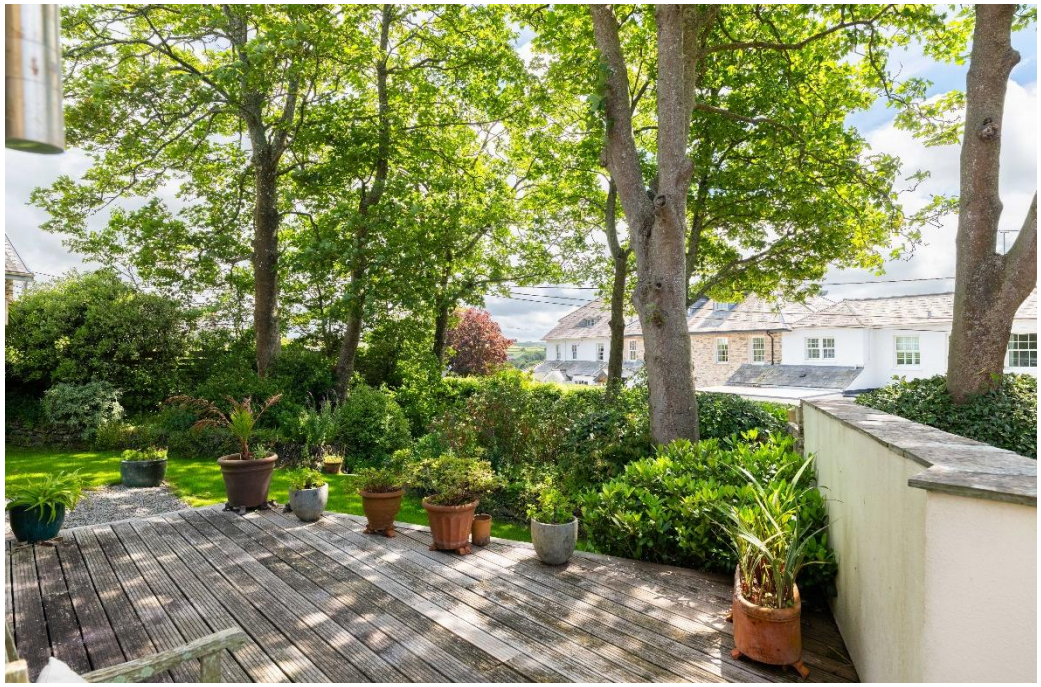
Beach 100m. Rock Sailing Club 150m, St Enodoc Golf Club 250m, Rock Pontoon 400m, Helipad 800m, Daymer Bay 2.5 miles, Polzeath 3.5 miles, Wadebridge 5 miles, Bodmin Parkway 15 miles, Newquay Airport 20miles - all distances approximate.

Viewings by appointment
Guide Price £2.75M
FREEHOLD

3 GULL ROCK

Constructed from seasoned oak, Cornish stone and slate, 3 Gull Rock is an exceptional detached residence that combines timeless architecture with outstanding craftsmanship. Occupying one of the finest plots within this exclusive development, in the heart of Rock, the property has been thoughtfully designed to maximise its enviable coastal setting, with beautiful views across the Camel Estuary from both the house and gardens.

The accommodation is spacious, elegant and perfectly suited to modern family living. A semi open-plan kitchen and dining room opens directly onto the terrace, while a generous sitting room with a log burner provides an inviting space for both relaxing and entertaining, with patio doors seamlessly connecting the interiors to the garden beyond. The ground floor also features an indoor swimming pool, steam room and shower room, utility room, study area and an integrated garage.



Upstairs, four generous double bedrooms are arranged around a light-filled galleried landing with exposed oak beams and vaulted ceilings. The principal suite enjoys a Juliet balcony overlooking the Camel Estuary, alongside an en-suite shower room and elevated views that make the most of this remarkable setting.

ACCOMMODATION

Ground Floor:

Large entrance hall with feature staircase| Integrated single garage | Utility & Boiler Room | Shower room & steam room | Swimming pool | Kitchen | Dining room | Living room | Study area |Staircase to;

First Floor:

Galleried landing leading to; Double height principal bedroom with estuary views and an en-suite shower room | Double bedroom with en-suite shower room | Two double bedrooms | Family bathroom | Shower room

SERVICES

LPG gas fired underfloor heating throughout. Mains water, electricity and drainage. Fireplace in the sitting room. Security alarm.

OUTSIDE

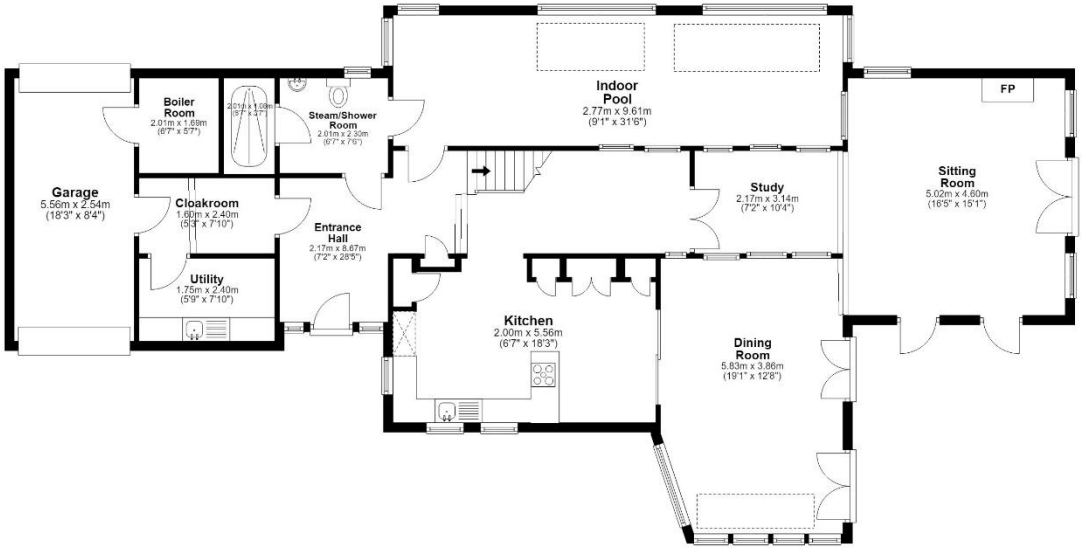
3 Gull Rock benefits from private off-road parking for three vehicles alongside an integrated garage. The enclosed wrap-around gardens create a secluded and peaceful retreat, with mature planting, established trees and generous lawned areas enhancing the sense of privacy. Enjoying views across the Camel Estuary, the patio terrace and raised decking provide exceptional spaces for al fresco dining, entertaining and making the most of this enviable waterfront setting.

LOCATION

3 Gull Rock is in one of the most sought-after destinations along the north Cornwall coast. Set on the Camel Estuary, Rock is renowned for its southerly aspect and abundance of outdoor leisure activities including sailing, canoeing, water skiing, gig rowing, windsurfing, swimming, golf, as well as scenic walking along the Southwest Coast Path. An Area of Outstanding Natural Beauty, it boasts an abundance of fine beaches in particular Rock, Daymer Bay and Polzeath, as well as good, year-round shopping facilities. Within an easy stroll of the property, there are a wealth of excellent restaurants and pubs including The Mariners Pub, The Upper Deck and Fourboys alongside The Dining Room in Rock and Nathan Outlaw's Restaurants in Port Isaac. The ferry and water taxi offer an enjoyable trip across the estuary to sample Rick Stein's Seafood Restaurant and Paul Ainsworth's No. 6 in Padstow. The market town of Wadebridge is just five miles away and home to an excellent range of shops and independent restaurants, along with supermarkets, a cinema, tennis club and leisure centre.

Ground Floor

Approx. 157.7 sq. metres (1697.5 sq. feet)



First Floor

Approx. 115.1 sq. metres (1239.2 sq. feet)

Total area: approx. 272.8 sq. metres (2936.7 sq. feet)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID691758)

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