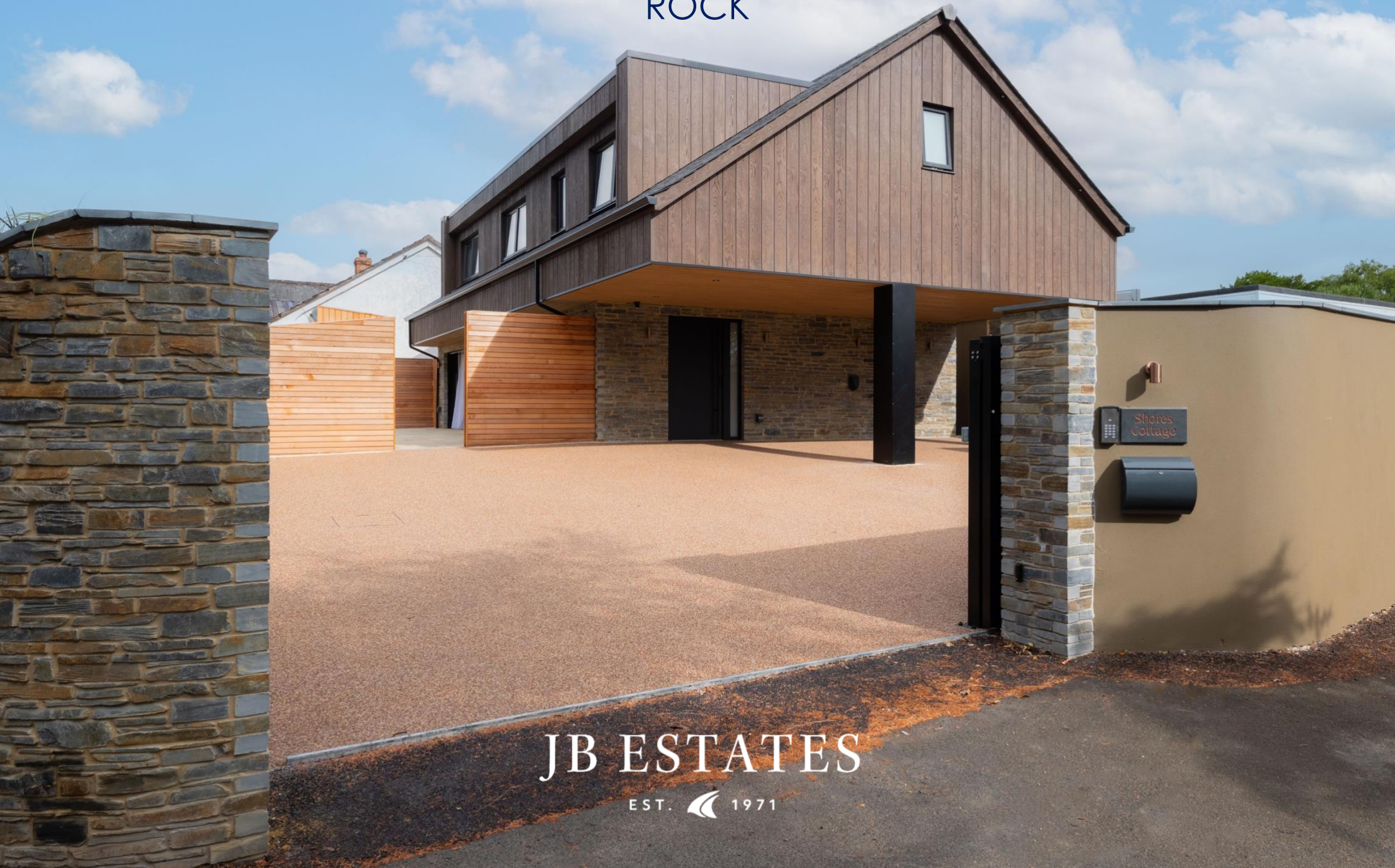


SHORES COTTAGE ROCK



JB ESTATES

EST.  1971

SHORES COTTAGE

Shores Lane, Rock, PL27 6LY

Newly completed by Runnalls Construction with great attention to detail, Shores Cottage is a very well-presented detached 3-bedroom property with a sleek and contemporary exterior and high quality, stylish interiors throughout. Set in a peaceful position just a short walk from Rock's village amenities and the beach, this unrestricted property would make a wonderful main residence or holiday home.

- 3 bedrooms, 3 bathrooms (2 en-suite), WC.
- Semi open-plan living/kitchen/dining room with bespoke kitchen, adjacent utility room and full height sliding doors out onto the garden.
- Enclosed garden with patio area for outdoor dining and relaxing.
- Resin driveway with electric gates and parking for multiple cars/boats, EV charging and outside storage.
- Short walk to Porthilly & Rock beaches and all the village amenities.
- Cadis 10-year build warranty.
- In all approximately 1,532.8 sq. ft. (142.4 sq. mtrs) SAP EPC Band A.

Rock 0.5 miles, Port Isaac 6 miles, Wadebridge 7.5 miles, Bodmin Parkway 18 miles, Newquay Airport 20 miles

Viewings strictly by appointment

Guide Price: £995,000

FREEHOLD - UNRESTRICTED



THE PROPERTY

Set in a central position on Shores Lane, just off Rock Road, Shores Cottage is a new build contemporary 3-bedroom property, finished with high-quality fixtures and fittings throughout. This stylish property offers a generous semi open-plan living/kitchen/dining room on the ground floor, flooded with natural light from the full height patio doors leading out to the enclosed garden. The bespoke kitchen has a central island, Neff appliances, Quooker tap and a separate cocktail bar/coffee station. The adjacent utility room has an integrated washer and dryer with a door leading out to the driveway. An entrance hall with coat store and W.C. completes the ground floor. Upstairs, the generous landing is light and airy, leading to three bedrooms. The principal bedroom with a spacious dressing area and an en-suite shower room, 2 further bedrooms (one with an en-suite) and a family bathroom. All the bedroom windows are fitted with shutters, and the velux windows have electric remote controls.

THE ACCOMMODATION

GROUND FLOOR: Entrance hall | W.C. | Semi open-plan living/kitchen/dining room with bespoke kitchen | Utility room and under stair storage.

FIRST FLOOR: Principal bedroom with dressing area & en-suite shower room | Double bedroom with en-suite shower room | Double bedroom | Family bathroom | Eaves storage

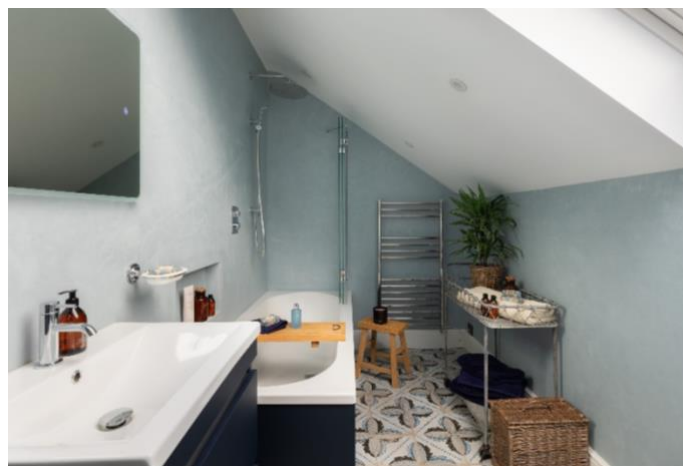
OUTSIDE

Shores Cottage is accessed via electric gates that open on to the resin driveway with parking for up to three vehicles. The driveway includes an electric charging point and a useful garden store. Pedestrian gated access leads directly into the enclosed southwest facing garden enjoying a generous patio terrace and sliding doors leading into the living space – ideal for entertaining friends & family.

SERVICES

Mains water, electricity and drainage. Air source heat pump with under floor heating. MVHR system. EV charger. Solar PV.





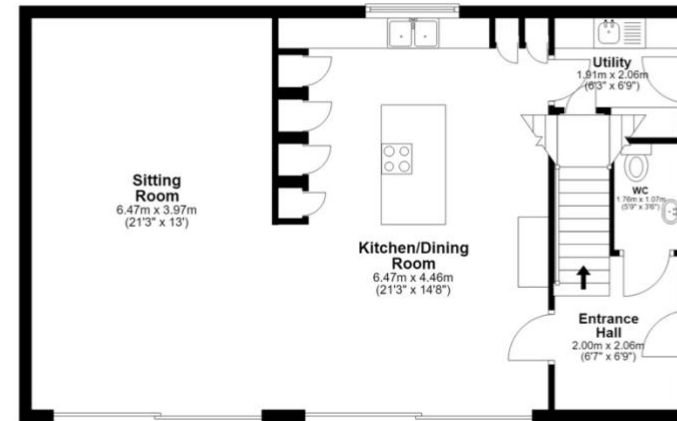


LOCATION

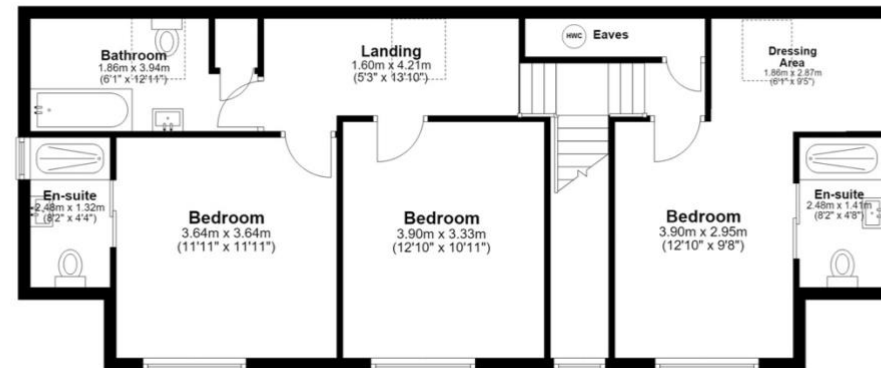
Located in Rock, the property is situated in one of the most sought-after destinations along the North Cornish coast renowned for its outdoor leisure activities including sailing, canoeing, water skiing, gig rowing, windsurfing, golf and scenic coastal walks. The area boasts an abundance of fine beaches in particular 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 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 present easy access to Padstow with an enjoyable trip across the river. The market town of Wadebridge is located just five miles away, is home to an excellent range of shops and independent restaurants.



Ground Floor
Approx. 69.1 sq. metres (743.9 sq. feet)



First Floor
Approx. 73.3 sq. metres (789.0 sq. feet)
(excluding Eaves)



Total area: approx. 142.4 sq. metres (1532.8 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.