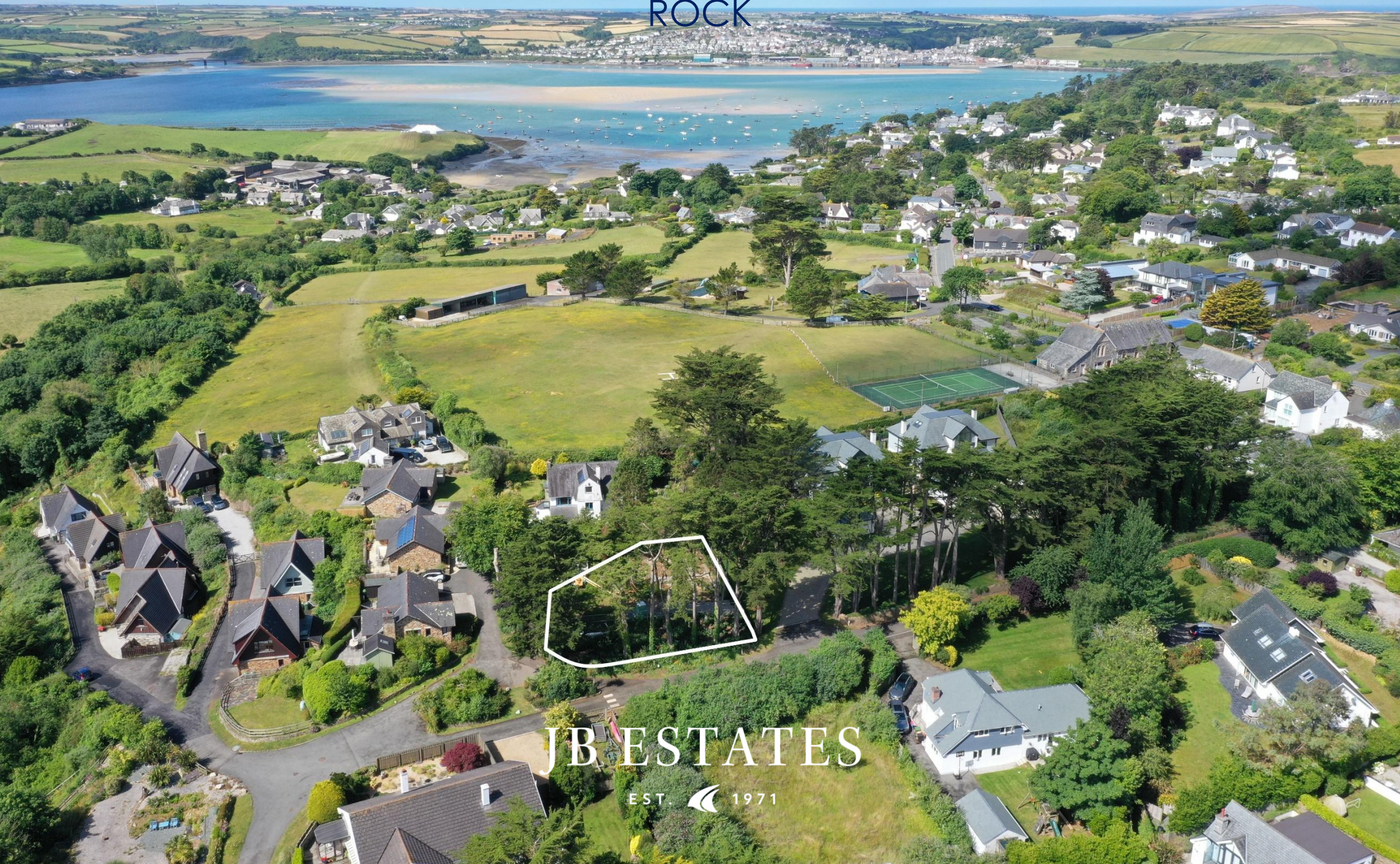


PLOT ADJACENT TO LOWENVA ROCK



JB ESTATES

EST. 1971

PLOT ADJACENT TO LOWENVA ROCK, PL27 6LQ.

A rare and exciting opportunity to secure a generous building plot in Rock, with detailed planning permission for a striking 5-bedroom detached dwelling on a leafy plot with a green outlook that is located just a stone's throw from Porthilly and Rock beaches.

- Proposed house approximately 230m² with 5 bedrooms and 4 bathrooms.
- Plot size 0.152-acres approximately
- Situated moments from Porthilly beach via an adjacent footpath
- Driveway access off Sandyhills Lane, a quiet, tree-lined, and private road.
- Three storey accommodation to maximise countryside views
- Unrestricted property which can be a primary residence, holiday home or investment
- Planning reference PA19/09086

Viewings by appointment

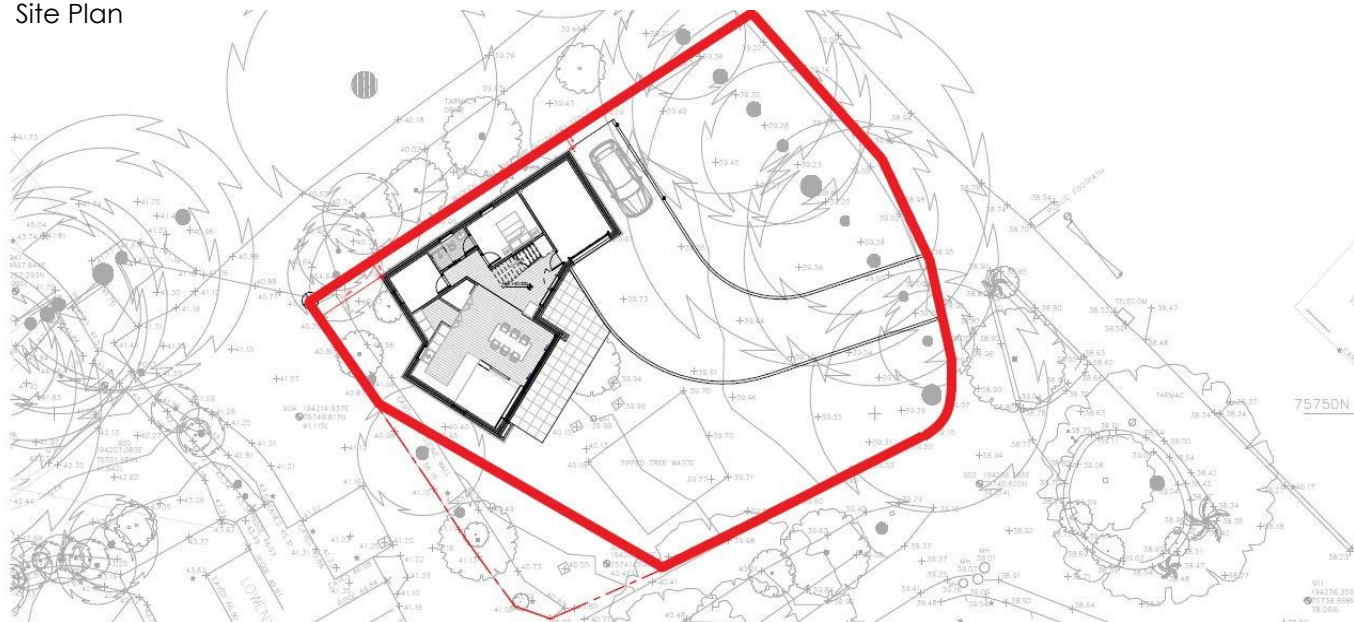
GUIDE PRICE: £995,000

FREEHOLD – Unrestricted

COMPUTER GENERATED IMAGE – FOR INDICATIVE PURPOSES ONLY



Site Plan



LOCATION

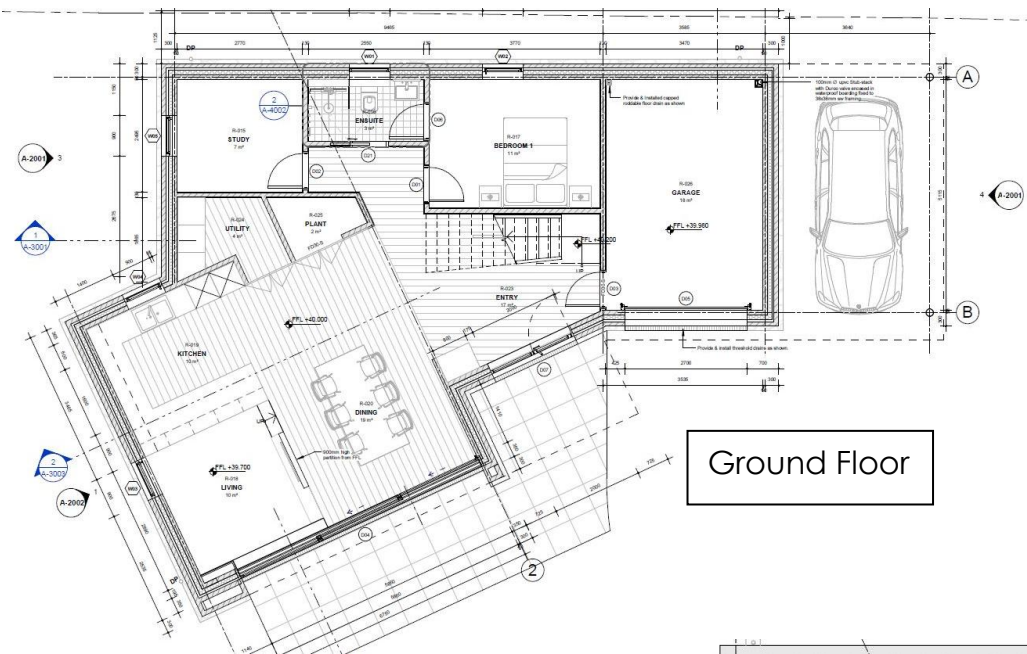
This building plot is located within a stone's throw of Porthilly Cove and Rock Beach, one of the most sought-after locations along the North Cornwall coast. Renowned for its outdoor leisure activities including sailing, water-skiing, gig rowing, windsurfing, golf and scenic coastal walks, the area boasts an abundance of fine sandy beaches including Daymer Bay and Polzeath. The plot is within short walking distance to The Mariners pub and Camel Ski School as well as the shops and grocery stores along Rock Road. Padstow Harbour is easily accessed via the ferry and the market town of Wadebridge is just five miles away and offers a good range of supermarkets, shops, and restaurants.

OUTSIDE

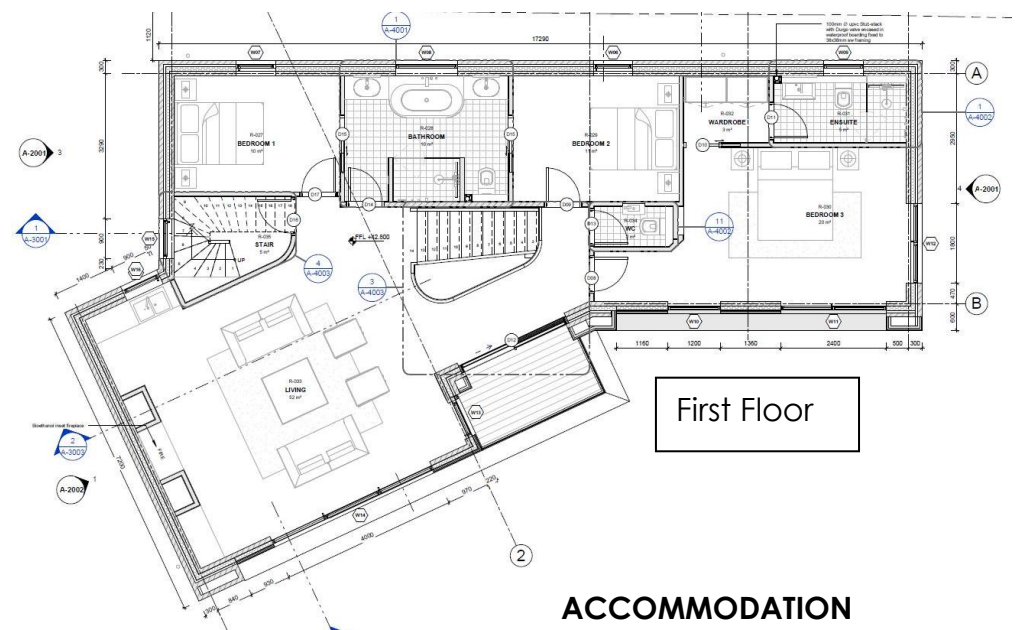
There is outside space at all levels; a garden on the ground floor, a deck on the first floor, a balcony on the second floor accessed via the master bedroom and a separate roof terrace. On the ground floor there is also an integrated garage and carport as well as driveway parking.

VIEW FROM SECOND FLOOR – APPROXIMATE FOR INDICATIVE PURPOSES ONLY

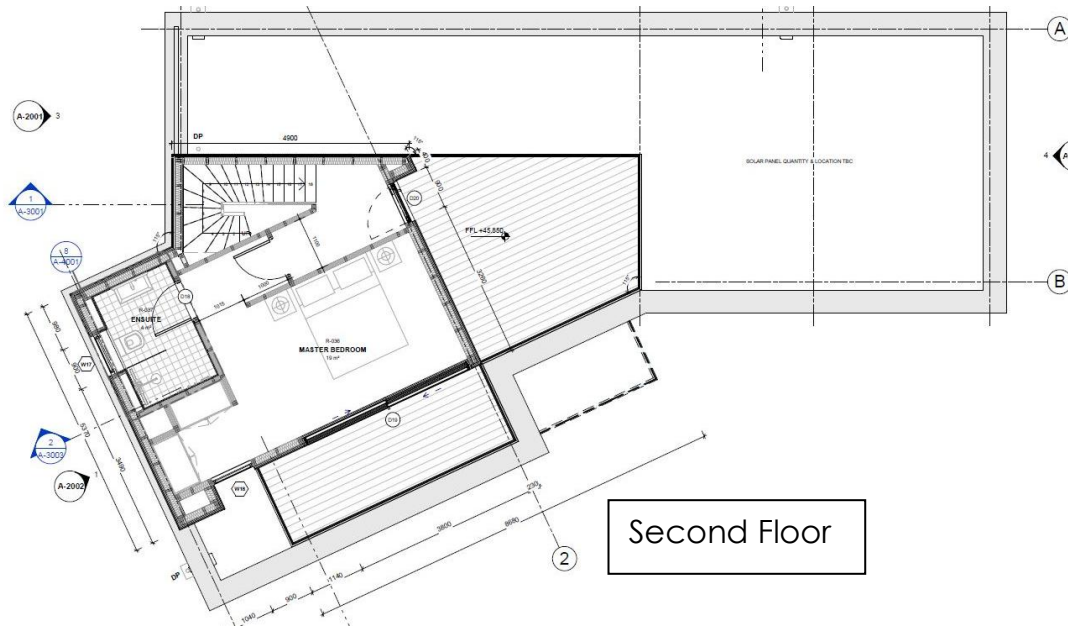




Ground Floor



First Floor



Second Floor

SERVICES

Mains water and drainage.
Electricity to be connected
nearby. Air source heating.

PLANNING & TECHNICAL

Detailed planning permission has
been granted for an unrestricted
dwelling under reference
PA19/09086. The Vendor has
secured the planning permission in
perpetuity by laying the
foundations. We understand there
is scope to alter the design of the
house, subject to planning.

ACCOMMODATION

GROUND FLOOR: Entrance hall |
Open plan living area with access
to patio | Double bedroom with
en-suite | Study | Pantry/Utility
room | Plant room | Integrated
garage

FIRST FLOOR: Sitting room with
fireplace, kitchenette, access on to
the terrace and countryside views
beyond | Double bedroom with
en-suite and countryside views |
Two further double bedrooms
sharing an en-suite bathroom | W/C

SECOND FLOOR: Principal bedroom
with en-suite, dressing area and
private terrace | Further terrace
with access from the hallway.