

16 SLIPWAY COTTAGES  
ROCK

JB ESTATES  
EST.  1971

## 16 Slipway Cottages

Rock, PL27 6LD

16 Slipway is situated just a stone's throw from the waterfront in the heart of Rock with stunning elevated water views of the Camel Estuary, across to Padstow and the Cornish countryside beyond. This stylish mid-terrace house offers an ideal opportunity to secure a well-presented 3-bedroom property with parking, very close to the sailing club and beach.

- 3 bedrooms, a family shower room and a separate shower/utility room
- Open plan living/kitchen/dining room with an estuary-facing balcony
- Generous sun terrace with estuary views
- Currently a popular holiday let with John Bray Cornish Holidays
- Private parking and integrated single garage.
- Located just steps from the water, Sailing Club and Rock beach.
- In all approximately 1,036 sq. ft. (96.3 sq. mtrs. EPC Band E.

Rock Sailing Club 60 yards, Daymer Bay 2.5 miles, Polzeath 2.9 miles, Port Isaac 8 miles, Wadebridge 6.4 miles, Bodmin Parkway 18 miles, Newquay Airport 20 miles

Viewings strictly by appointment

**Guide Price: £900,000**

FREEHOLD



## THE PROPERTY

Situated in a highly desirable position in Rock, mere steps from the Sailing Club, The Mariners Pub, the estuary and Rock beach. 16 Slipway presents a coastal chic 3-bedroom mid-terrace property with panoramic estuary views. Recently refurbished with stylish interiors, this very well-presented property comprises of an open-plan living/kitchen/dining room with a sunny southwest facing balcony and a bunk bedroom completing the first floor. The ground floor offers a principal bedroom, another double bedroom, a family bathroom and a separate shower/utility room. To the front is a generous suntrap terrace that offers plenty of space for outdoor seating and family BBQs. It offers the perfect spot to enjoy evenings overlooking the Camel Estuary. Another terrace is conveniently positioned to the rear of the property along with space to store beach equipment and hang wetsuits up to dry.

## THE ACCOMMODATION

**OUTSIDE:** Single garage | External staircase leading up to;

**GROUND FLOOR:** Entrance Hall and large terrace | Master bedroom | Double bedroom | Family bathroom | Shower/Utility room

**FIRST FLOOR:** Open plan living/kitchen/dining room with private balcony enjoying panoramic views across the estuary | Bunk bedroom

## OUTSIDE

16 Slipway enjoys private parking and an integrated single garage. Accessed via a small courtyard with external stairs leading up to a large estuary-facing terrace and the entrance to the property. To the rear, a second entrance at ground level leads into the utility room. Upstairs on the first floor, a small balcony can be accessed via patio doors from the living room, to enjoy the exceptional beach and sea views.

## SERVICES

Mains water, electricity, and drainage. Electric heating.







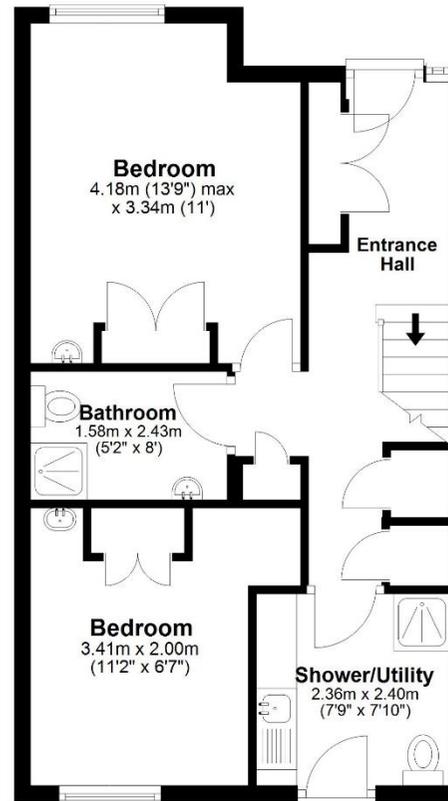
## LOCATION

Located in Rock, 16 Slipway is situated in one of the most sought-after destinations along the North Cornish coast that is renowned for its outdoor leisure activities including sailing, canoeing, water skiing, gig rowing, windsurfing, swimming, golf, as well as scenic coastal walks. The area boasts an abundance of fine beaches in particular Rock, Daymer Bay and Polzeath, as well as good, year-round shopping facilities. Within in 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 with Nathan Outlaw's Restaurants in Port Isaac just a little further afield. The ferry and water taxi offer an enjoyable trip across the estuary to explore Padstow harbour and sample Rick Stein's Seafood Restaurant and Paul Ainsworth's No. 6. The market town of Wadebridge is just five miles away and is home to an excellent range of shops and independent restaurants, along with a cinema, tennis club and swimming pool.



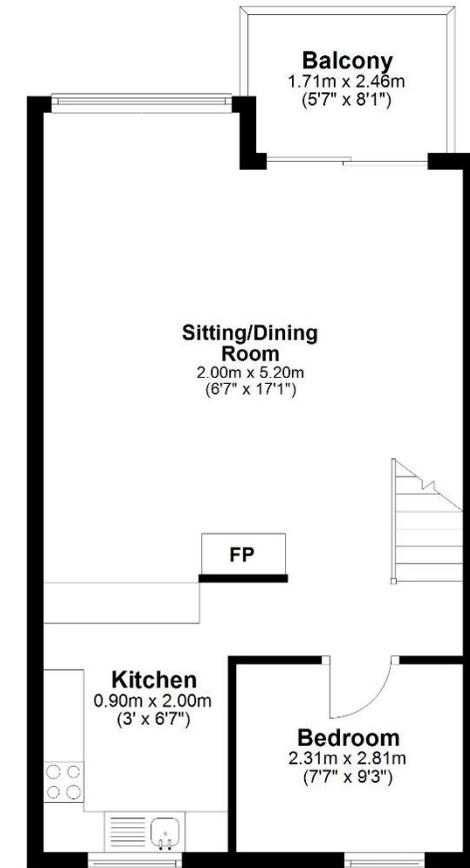
### Ground Floor

Approx. 46.7 sq. metres (502.9 sq. feet)



### First Floor

Approx. 49.6 sq. metres (533.9 sq. feet)



Total area: approx. 96.3 sq. metres (1036.8 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.