

FRON | ROCK



JB ESTATES  
EST. 1971

# FRON

Golf Course Hill, Rock, PL27 6LD

**Tucked away within an enchanting and secluded setting, commanding breathtaking and panoramic views of the Camel Estuary, sweeping across from the tranquil waters of Porthilly Cove to the iconic Iron Bridge at Padstow. Held within the same family for over a century, this much-loved, multi-generational retreat occupies an exceptional elevated plot of just over two acres, offering rare privacy and a profound connection to its extraordinary surroundings. Mature gardens and an established woodland create a natural sanctuary, rich in wildlife, that slopes gently down towards the water.**

**The existing four-bedroom detached house, modest in scale yet rich in character, exudes a timeless, almost storybook charm. Just a short stroll from the estuary shoreline and the golden sands of Rock Beach, it presents an increasingly rare opportunity to acquire an extraordinary slice of the Rock landscape. Now offering clear potential for thoughtful modernisation or redevelopment (subject to the necessary consents), it represents a once-in-a-generation opportunity to become the next custodians of this iconic property in its deeply atmospheric setting.**

- Open plan sitting and dining room with views over the Estuary, separate kitchen, pantry and utility room.
- Four bedrooms and two-bathrooms (one ensuite bedroom is externally accessed). WC.
- Exceptionally private and mature garden in all approximately 2.1-acres approx. with established woodland.
- Moments from Rock beach, St Enodoc Hotel's spa, St Enodoc golf course and Rock's renowned local eateries.
- Accessed via a private road at the rear of the property with shared driveway. Secondary access from the southeast corner of the plot.
- Approximately 129.3 sq. m. / 1,391.7 sq. ft. EPC Band E. In all 2.144 -acres.

Rock beach 0.2 miles, Daymer Bay 2.4 miles, Polzeath 2.8 miles, Port Isaac 6 miles, Wadebridge 7.5 miles, Bodmin Parkway 18 miles, Newquay Airport 20 miles, Truro 35 miles, Exeter (M5) 65 miles.

Viewings strictly by appointment with John Bray Estates

FREEHOLD





## THE PROPERTY

Sheltered from its near neighbours, this modest four-bedroom family home is set within an unusually large plot on Rock's iconic landscape. Overlooking the Camel Estuary, it benefits from sweeping sea and coastal views, whilst enjoying a unique sense of privacy. The leafy grounds offer a truly magical setting, enjoying easy access to all of Rock's amenities including the neighbouring St Enodoc Golf Course and St Enodoc Hotel that is currently being redeveloped by Paul Ainsworth and opening in Summer 2026. From the property it is very easy to walk down to the Rock Sailing Club, Rock beach and the Southwest Coast Path. The spacious open-plan sitting and dining room has a large picture window that perfectly captures the sublime views across the Camel Estuary, while two terraces provide wonderful vantage points to enjoy the sunny southerly aspect. The kitchen and utility room faces the rear garden along with one bedroom and the family bathroom. Three further bedrooms all have sea views; one ensuite bedroom has external access from the lower ground floor.

## ACCOMMODATION

**GROUND FLOOR:** Entrance hall | Kitchen with pantry and serving hatch | Utility with door to garden | WC | Family bathroom | Double bedroom with garden views | Two further bedrooms both with estuary views | Large sitting and dining room with fireplace and door to the terrace and garden

**LOWER GROUND FLOOR:** Externally accessed double bedroom with ensuite shower room and patio doors to a terrace.

## OUTSIDE

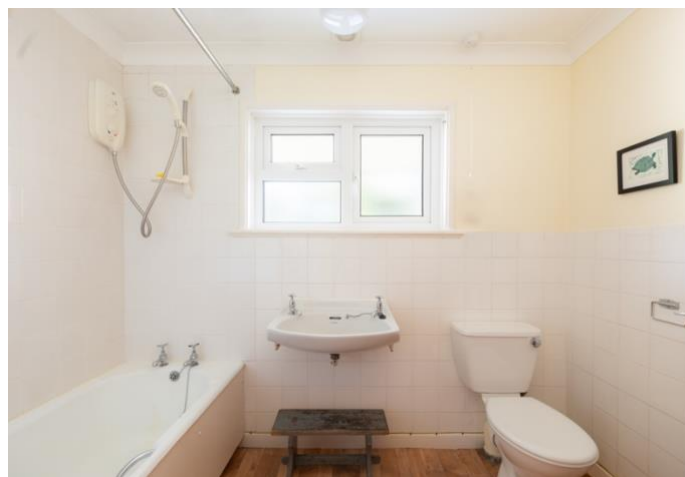
The south facing garden extends to approximately 2.14-acres and slopes down towards the water. Mostly laid to lawn, it is bordered by mature trees and shrubs with an established woodland area that provides exceptional privacy, without obstructing the wonderful views. The vast grounds create a secluded and peaceful sanctuary backed by St Enodoc's championship golf course to the rear and facing the Camel Estuary, Padstow and the Cornish countryside beyond. One of the few remaining plots of this size in Rock, the property enjoys two estuary facing terraces - perfect for long summer afternoons, relaxing in the sunshine. Approached from the rear via a generous gravelled driveway there is ample parking for multiple vehicles and / or boat storage, alongside a single garage. A secondary access can be established from the southeast corner of the plot, providing easy access to the St Enodoc Hotel next door, for dining and use of the Spa facilities.

## SERVICES

Mains water and electricity with oil fired central heating. Private drainage (septic tank).



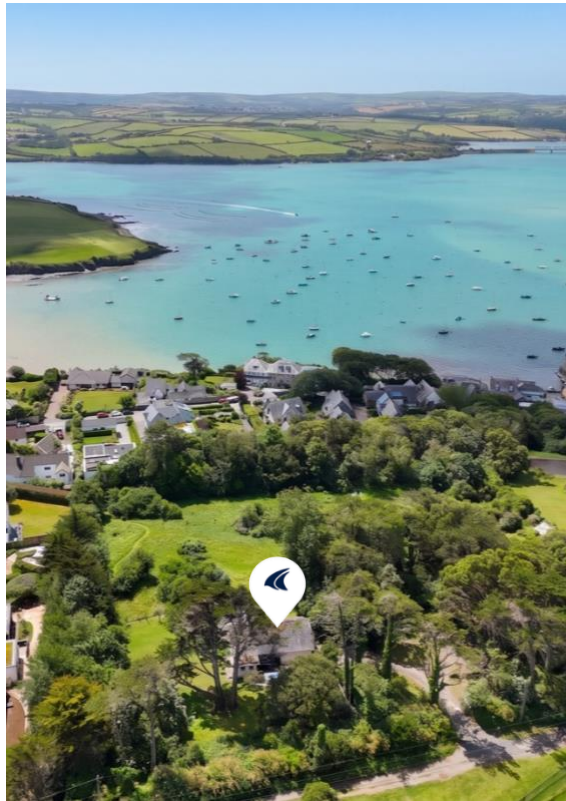




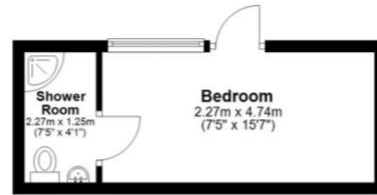


## LOCATION

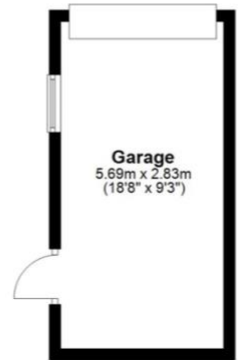
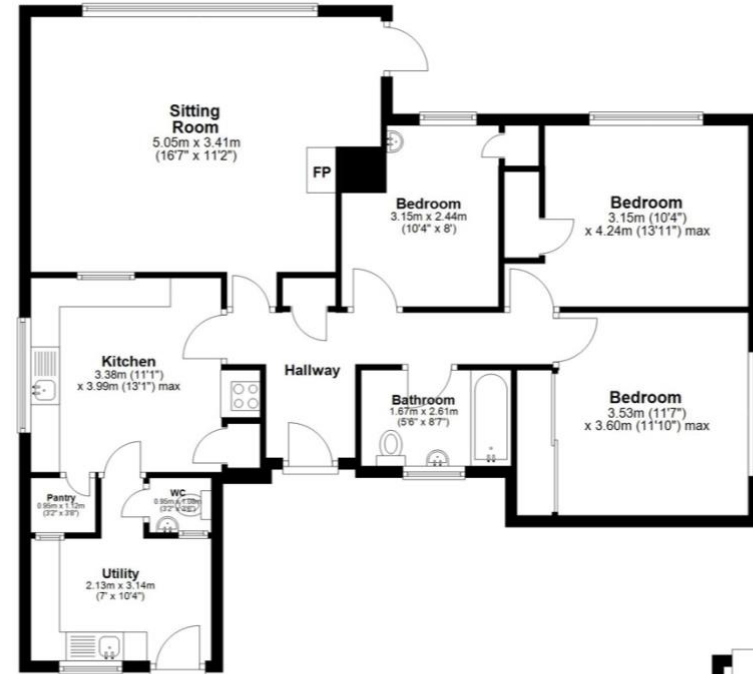
Nestled in a secluded, leafy enclave of Rock, adjoining the renowned St Enodoc Golf Course, and commanding a substantial, elevated plot in this iconic landscape, on one of the North Cornish coast's most coveted settings. Renowned for its golden sandy beach and outdoor leisure activities including sailing, canoeing, water skiing, gig rowing, windsurfing, golf, as well as miles of scenic coastal walks. The immediate area boasts an abundance of fine beaches in particular Porthilly Cove, Daymer Bay and Polzeath, as well as year-round shopping amenities all easily explored via footpaths leading right from the door. Within the local area there are a wealth of excellent restaurants and pubs including The St Enodoc Hotel and Spa, adjacent to the property, The Mariners, The Dining Room, Fourboys and Bluntrock in Rock, two of Nathan Outlaw's Restaurants in Port Isaac, and Rick Stein's Seafood Restaurant and Paul Ainsworth's No. 6 across the estuary in Padstow. The ferry and water taxi offer very easy access to Padstow with an enjoyable ferry trip across the water. The market town of Wadebridge is located just five miles away, and is home to an excellent range of shops, parks, cinema, leisure centre and independent restaurants.



**Lower Ground Floor**  
Approx. 13.8 sq. metres (148.9 sq. feet)



**Ground Floor**  
Approx. 115.5 sq. metres (1242.8 sq. feet)



Total area: approx. 129.3 sq. metres (1391.7 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.