

1 SAMPHIRE PLACE ROCK

JB ESTATES
EST.  1971



1 SAMPHIRE PLACE

Rock, PL27 6FZ

Set back from Rock Road, 1 Samphire Place is a modern detached four-bedroom home, ideally positioned for enjoying life in the heart of Rock. Part of an exclusive development of just three homes, the property offers spacious and light interiors, a generous rear garden and a single garage. Samphire Place is within easy walking distance of Rock's village amenities, the beach and Porthilly Cove.

- 4 bedrooms, 3 bathrooms (2 en-suite), W.C. and family bathroom.
- Open-plan living/kitchen/dining room with full height sliding doors out to the front and rear of the property.
- Fully enclosed rear garden with patio area for outdoor dining and relaxing.
- Driveway parking and integrated single garage and car port.
- Short walk to the beaches and all the village amenities.
- In all approximately 2,330.0 sq. ft. (216.5 sq. mtrs). EPC Band C.

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: £1,100,000

FREEHOLD – Main Residence Use



THE PROPERTY

Set back from the buzz of Rock Road, 1 Samphire Place is a contemporary detached main residence offering four well-proportioned double bedrooms. Located in the heart of Rock, the ground floor centres around a generous light-filled open-plan kitchen, living and dining space, with sliding patio doors at both ends creating a sightline right through the property between the front and rear gardens. A ground-floor double en suite bedroom with direct garden access sits alongside a utility room, W.C. and integrated single garage.

Upstairs, there is a large en-suite bedroom with a Juliet balcony and a further two double bedrooms alongside a family bathroom. With substantial accommodation throughout and the village amenities just around the corner, 1 Samphire Place is an ideal coastal family house, conveniently located within walking distance of Rock and Porthilly beaches.

THE ACCOMMODATION

GROUND FLOOR: Entrance hall with storage | W.C. | Open-plan living/kitchen/dining room with sliding patio doors | Double bedroom with en-suite | Utility room with internal access to | Single garage

FIRST FLOOR: Double bedroom with Juliet balcony & en-suite shower room | Double bedroom with countryside views | Further double bedroom | Family bathroom

OUTSIDE

Set within the Samphire Place development, the property benefits from private block paved parking for at least three vehicles, an integrated single garage with carport and additional guest parking to the front. A gravelled area with external storage leads to the enclosed rear garden, where a generous private lawn and patio terrace provide a wonderful setting for outdoor dining and entertaining. Offering direct access into the kitchen, the terrace is perfectly positioned for making the most of sunny days with family and friends. A pedestrian gate in the rear garden leads to a public footpath.

SERVICES

Mains water, electricity and drainage. Air source heat pump.

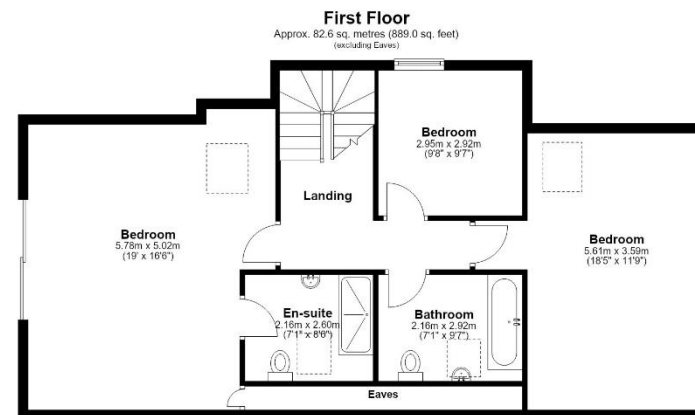
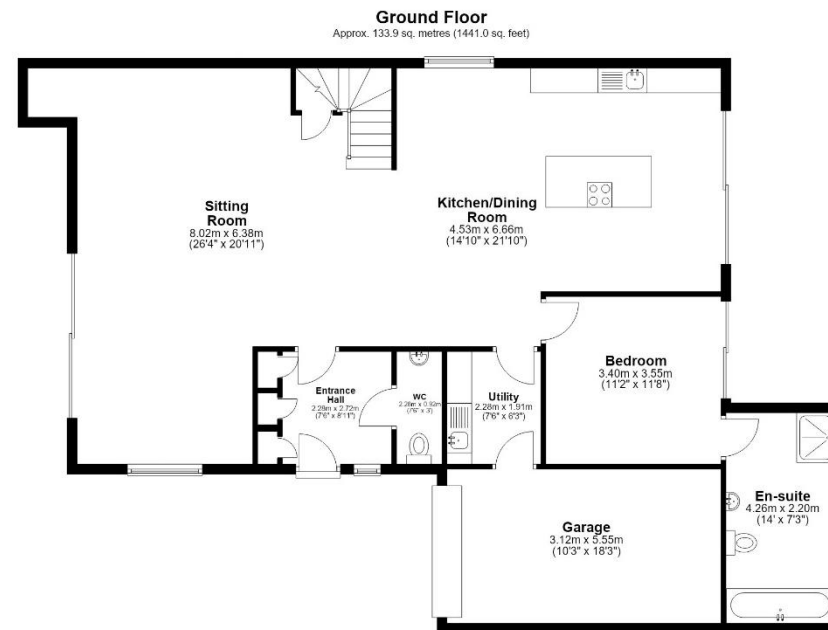






LOCATION

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, Fourboys, Bluntrock and the Estuary Grill at The St Enodoc Hotel 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.



Total area: approx. 216.5 sq. metres (2330.0 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.

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