

HIGH VIEW

TREGLYN - NEAR ROCK



JB ESTATES

EST.  1971

HIGH VIEW

2 Higher Treglyn, Treglyn, Nr Rock, PL27 6RG

A well-presented detached holiday home, High View enjoys an elevated position at Higher Treglyn, with sweeping countryside views stretching towards Bodmin Moor and Wadebridge. A striking property, thoughtfully designed with reverse living layout to make the most of its outlook, the property is well proportioned throughout and ideally positioned to access Rock, Polzeath and Wadebridge.

- 4 double bedrooms (2 with en-suites) and a family bathroom
- Reverse living with open-plan living/kitchen/dining room with impressive glass gable window and far-reaching countryside views
- Generous balcony with direct access from the living space & principal bedroom
- Driveway parking for three vehicles
- Enclosed garden with a patio terrace, outside shower, lockable storage & boat storage
- A short drive to the ever-popular beaches and coastal locations of North Cornwall
- Current planning permission for use as a holiday home and therefore not liable for the second home double council tax
- In all about 1,727 sq. ft (160.44 sq. m.) EPC Band D.

Rock 2 miles, Polzeath 3 miles, Wadebridge 4 miles, Truro 29 miles,
Bodmin Parkway Train Station 14 miles, Newquay Airport 17 miles

Viewings by appointment

Guide Price £795,000

FREEHOLD





THE PROPERTY

Situated within the sought-after Treglyn Farm holiday complex, number 2 Higher Treglyn is an impressive four-bedroom detached holiday home, positioned in a quiet cul-de-sac, yet just a short drive from Rock, Polzeath and Daymer Bay beaches. Arranged over two floors, the property is well-presented throughout, with sweeping countryside views from the first floor living space, principal bedroom and the generous full-width balcony. Three spacious bedrooms (one ensuite), the family bathroom and a utility room are set on the ground floor around a generous central hallway. The enclosed, sunny garden and patio is private and bounded by established hedging. Steps lead down to another section of lawned garden with a secondary access via two 5-bar gates.

THE ACCOMMODATION

GROUND FLOOR: Entrance Porch | Large Entrance Hall | Three Double Bedrooms (one en-suite) | Family Bathroom | Utility Room with external access to outside shower

FIRST FLOOR: Open plan kitchen, dining and living space with gas fire and full height apex window and patio doors to enjoy the countryside views | Principal en-suite bedroom with patio doors | Full width balcony

SERVICES

Mains water and electricity. Private drainage. Oil fired central heating. Bottled gas for hob and fire.

OUTSIDE

Approached via a private road, High View offers a generous driveway with parking for three vehicles and/or dinghy. A wraparound patio leads to the enclosed rear garden, providing a sheltered space for outdoor dining, alongside a terraced garden, useful storage, an outside shower and space to store a boat.

LOCATION

Treglyn is just moments from Rock village, a favoured holiday location renowned for its mild climate and outdoor leisure activities. One of Cornwall's major sailing centres, conditions are also ideal for water sports such as water-skiing, paddle boarding and windsurfing. The St. Enodoc Golf Club offers two challenging 18-hole link courses, and there are wonderful walking over coastal and inland routes. Good food surrounds you with The Mariners Pub in Rock, Restaurant Nathan Outlaw in Port Isaac and Paul Ainsworth and Rick Stein in Padstow. Most everyday shopping requirements can be met in Rock but Wadebridge, with its town amenities, is only five miles away.





AGENTS NOTES

The planning permission for this property permits use as a holiday home and holiday rental. We understand this can be changed to allow use as a permanent residence, subject to the necessary consent.

High View Higher Treglyn, PL27

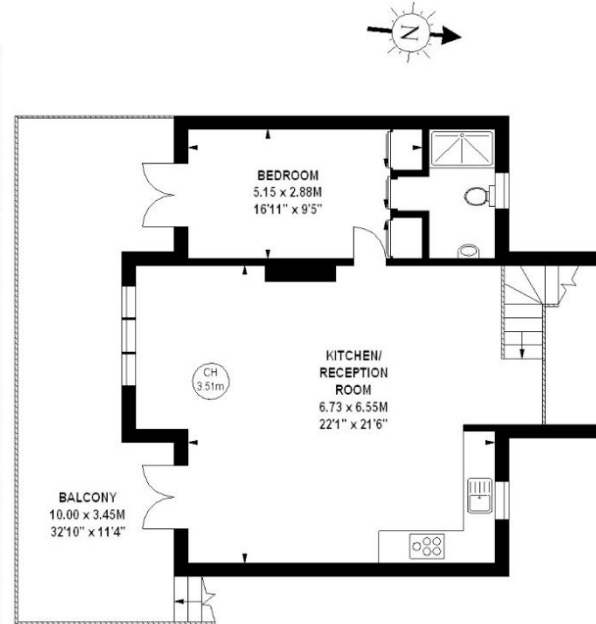
Approximate gross internal area

160.44 sq m / 1727 sq ft

Key :
CH - Ceiling Height



902 sq ft
Ground Floor



825 sq ft
First Floor

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 misstatement. 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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