

An aerial photograph of the Speedwell Rock estate. The image shows a large, white, multi-story house with a grey roof and a swimming pool in the foreground. The house is surrounded by lush greenery and trees. In the background, there is a golf course, a large building, and a parking lot. The coastline is visible with a sandy beach and a blue bay. The text "SPEEDWELL ROCK" is overlaid in the upper center.

# SPEEDWELL ROCK

A small logo consisting of a stylized white wave or 'J' shape inside a circle.

JB ESTATES  
EST 1971

# SPEEDWELL

Rock, PL27 6LD

**A rare opportunity to acquire a substantial home in one of Rock's most sought-after settings. Moments from the renowned St Enodoc Golf Club, Speedwell is a large semi-detached coastal property enjoying views across the Camel Estuary towards Padstow. Extending to five bedrooms and designed with generous reception rooms, the property boasts an estuary facing terrace and an outdoor swimming pool, all within easy reach of Rock Beach and the local amenities.**

- Five bedrooms (three with estuary views), three bathrooms (2 ensuite).
- A south, estuary-facing house enjoying a large sitting room with an open fire and a separate kitchen/dining room with bifold doors to the terrace.
- Elevated estuary-facing terrace and a lawned garden below with an outdoor heated swimming pool.
- Separate driveways at the front and rear with off-road parking for multiple cars/boats, a car port and a single garage.
- A short walk to St Enodoc Golf Club, St Enodoc Hotel and The Mariners pub.
- In all 3,010 sq. ft. (279 sq.m.) excluding garage. EPC Band D.

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 by appointment

**Guide Price £2,500,000**

**FREEHOLD**





#### LOCATION

Located in a quiet corner of Rock, Speedwell is situated on the North Cornish coast renowned for its golden sandy beach and outdoor leisure activities including sailing, canoeing, water skiing, gig rowing, windsurfing, golf, and scenic coastal walks. The immediate area boasts an abundance of fine beaches in particular Porthilly Cove, Rock beach, Daymer Bay and Polzeath. There is year-round shopping amenities easily reached via footpaths right from the door. Within the local area there are a wealth of excellent restaurants and pubs including The Mariners, Fourboys, Bluntnock and the Estuary Grill at the newly renovated St Enodoc Hotel in Rock, Nathan Outlaw's Restaurant in Port Isaac, with Rick Stein's Seafood Restaurant and Paul Ainsworth's No. 6 in Padstow. The ferry and water taxi provide very easy access to Padstow while the market town of Wadebridge is just five miles away, offering an excellent range of supermarkets, restaurants, parks, a cinema, sports centre and independent shops.

## THE PROPERTY

Arranged over three floors, Speedwell offers bright, flexible accommodation ideally suited to modern family life. The heart of the home is a spacious kitchen and dining room where large bi-fold doors open directly onto the raised terrace with steps down to the garden, creating a natural connection between inside and out and providing an excellent setting for entertaining.

A separate sitting room offers a quieter retreat, while a ground floor double bedroom with en suite provides practical accommodation for guests or multi-generational living. On the first floor are two generous king-size bedrooms, including a principal bedroom with en suite and estuary views. A further twin bedroom and bunk room provide ample space for family and friends.

The lower ground floor has been thoughtfully designed as a leisure and recreation space, complete with games area and direct access to the swimming pool.

## ACCOMMODATION

**BASEMENT:** Laundry Room | WC | Storeroom | Larder | Games room with access to outdoor pool | Shower room

**GROUND FLOOR:** Porch | Entrance Hall | Shower room | Sitting room with estuary views and built in fireplace | Open plan kitchen and dining room with bifold doors to the patio terrace | Double bedroom with ensuite shower room | Study/snug

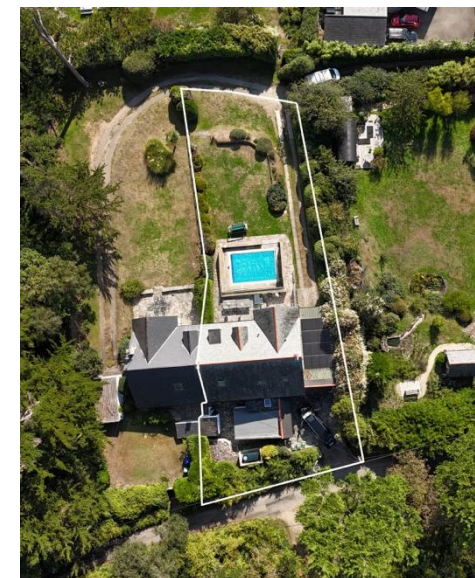
**FIRST FLOOR:** 4 double bedrooms (three with sea views) and one ensuite | Family bathroom

## OUTSIDE

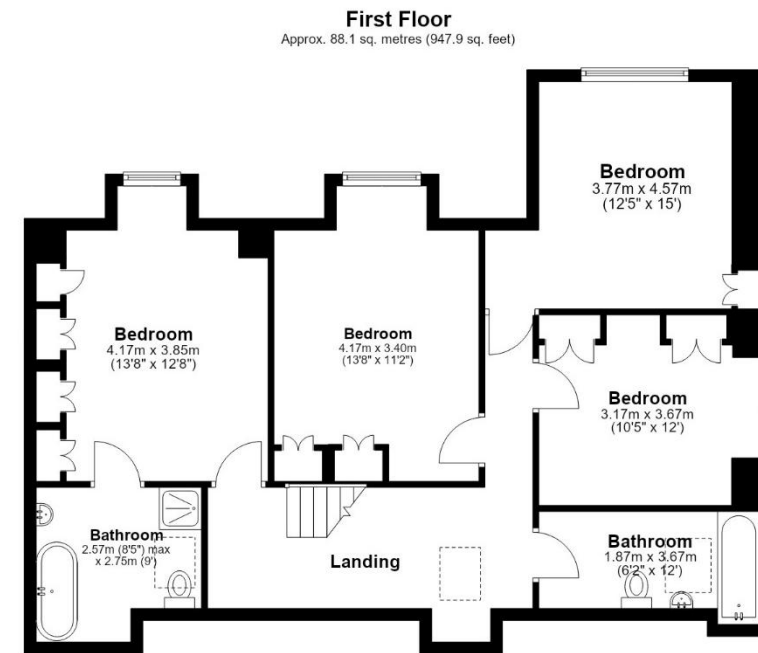
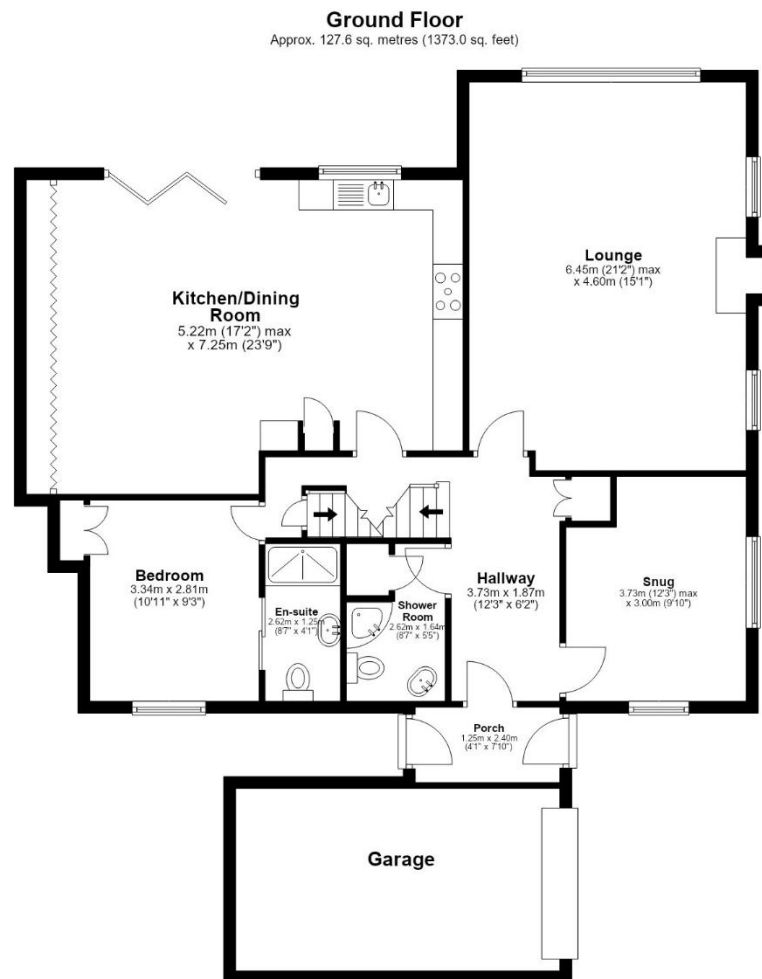
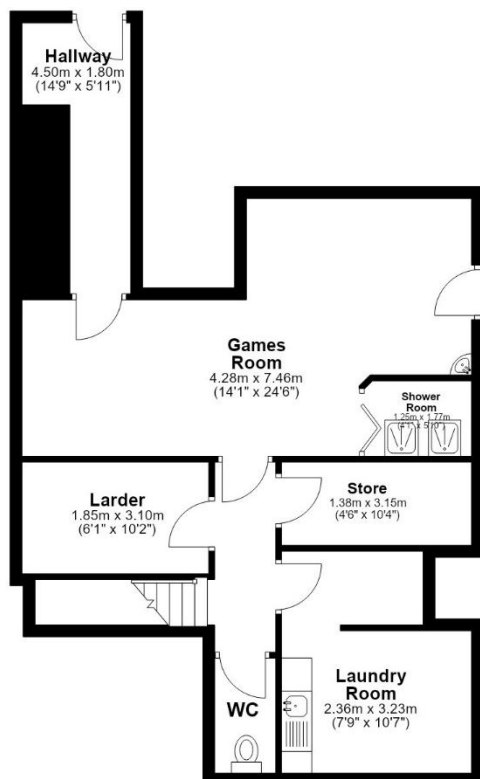
Accessed from Golf Course Hill, Speedwell is approached via two routes; one from the rear providing parking for one car alongside an integrated garage with a second, longer driveway leading to a carport with space for 3 / 4 cars and boat storage. The house is well screened from the neighbouring properties with a gently sloping lawned garden facing the estuary and Padstow beyond. A raised terrace off the kitchen / dining room provides ample space for outside dining or drinks at sundown. Steps on both sides lead down to the swimming pool and garden below.

## SERVICES

Mains electricity, drainage and water. Oil fired central heating. Solar PV.







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.

**Total area: approx. 279.6 sq. metres (3010.0 sq. feet)**

**JB ESTATES**

EST. 1971

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