



GLENVIEW

56 Little Trelyn, Rock

Guide Price £695,000

JB ESTATES

EST.  1971

GLENVIEW

56 Little Trelyn, Rock, PL27 6ND

A versatile and well-located property, Glenview is a detached three-bedroom home in Rock with reverse living layout. Just a short walk from Rock's village amenities and Porthilly Beach via a nearby footpath, Glenview offers an opportunity to acquire a light and airy family home in a highly sought-after coastal setting. The property also presents exciting scope for those who would like to update and extend it, with planning permission already granted to create a spacious 3-storey, 4-bedroom family home, making the most of the tranquil countryside views. EPC Band E.

- Three double bedrooms and a family bathroom on the lower ground floor
- Light filled open plan kitchen/dining room, substantial separate sitting room with an inset wood burner
- Generous, raised sun deck with countryside views to the rear & a covered patio terrace to the front
- Short walk to the village shops and restaurants, Porthilly and Rock beaches and the ferry across to Padstow
- Planning permission granted for an extension to create a 3-storey 4-bedroom house (PA24/01914)
- Currently a private holiday home and would make a wonderful main residence or investment property
- In all about approx. 1,318.7 sq. feet (122.5 sq. metres)

Porthilly Cove 5-minute walk, Polzeath 2.4 miles, Wadebridge 6 miles, Port Isaac 7.4 miles, Bodmin Parkway 16.3 miles, Newquay Airport 18.6 miles

Viewings by appointment

Guide Price £695,000

FREEHOLD



THE PROPERTY

Glenview is a detached three-bedroom property that offers an exciting opportunity for the new owner to add their own stamp with planning permission granted to extend the property and include a third floor to create a 4-bedroom house. The property currently enjoys reverse-living accommodation, with an open-plan kitchen and dining room and separate sitting room on the ground floor, while three double bedrooms and a family bathroom are located on the lower ground floor with a WC on the half landing. There is plenty of outside space including a covered patio terrace to the front, a large, raised deck at the rear, off-street parking and a single garage with storage and a utility room underneath. The property is very well placed to enjoy the local amenities, with the village shops, Rock's restaurants and pubs, Sailing Club and Camel Ski all easily accessible on foot.

ACCOMMODATION

GROUND FLOOR: Entrance hallway | Open-plan kitchen/dining room | Sitting room | Stairs leading down to the lower ground floor with a W.C. halfway down the stairs, on the landing

LOWER GROUND FLOOR: Three double bedrooms | Family bathroom | Access onto the front patio | Externally accessed utility room under the garage

OUTSIDE

The property is approached via a generous driveway providing parking for several vehicles, alongside a single garage with a utility room and storage underneath. Steps lead down to a covered patio terrace which wraps around the property and continues onto a rear decked area. Enclosed by mature hedging and high fencing, and bordered by a shallow stream, the outside space offers a good degree of privacy and provides a pleasant area for dining and relaxation.

SERVICES

Main's water, drainage, and electricity. Electric panel heating.



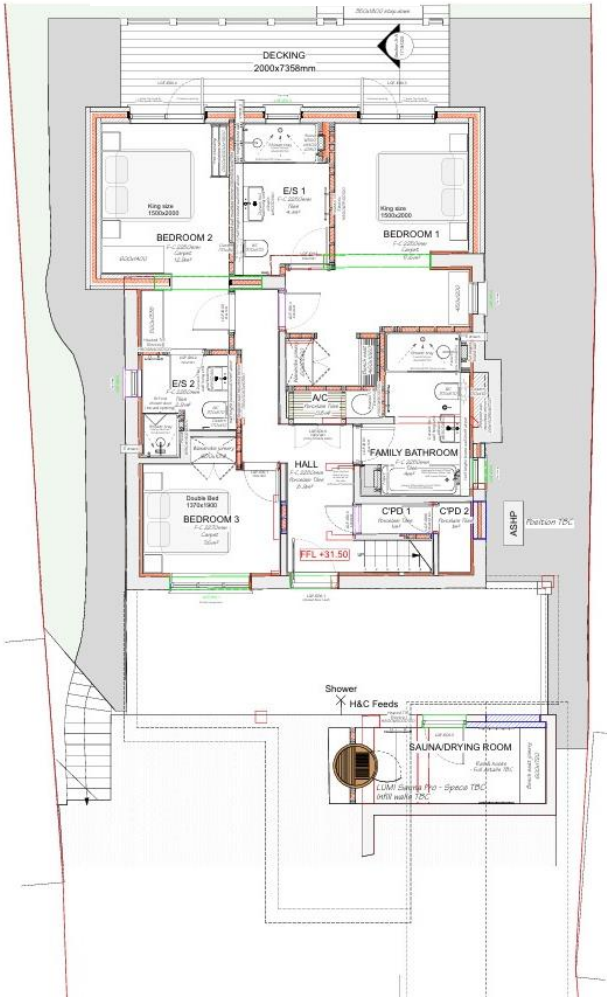


LOCATION Glenview is situated in Rock, one of North Cornwall's most sought-after coastal destinations renowned for its outdoor leisure activities including sailing, canoeing, water skiing, gig rowing, windsurfing, golf, and miles of scenic coastal walks. The area boasts an abundance of fine beaches, and you can walk to Porthilly Cove and Rock beach straight from the property and continue along the South West Coast Path to Daymer Bay and Polzeath. Rock village has a good selection of year-round shopping facilities including a bakery, fishmonger, butcher, deli and grocery shop. Within the immediate area there are a wealth of excellent restaurants and pubs including The Mariners Pub in Rock and Paul Ainsworth's new restaurants at St Enodoc Hotel, alongside The Rock Sailing Club, Bluntrock Brewery, The Upper Deck, Porthilly Spirit and Rock Fish & Chips. Just a short drive brings you to Nathan Outlaw's Restaurants in Port Isaac, or Surf Side, The Atlantic and The Waterfront in Polzeath. Just across the estuary in Padstow, you can sample the delights of Rick Stein's Seafood Restaurant and Paul Ainsworth at No 6. The ferry and water taxi offer easy access to Padstow and the nearby beaches. The market town of Wadebridge, located just five miles away, is home to a wide range of supermarkets and an excellent range of independent shops and restaurants.

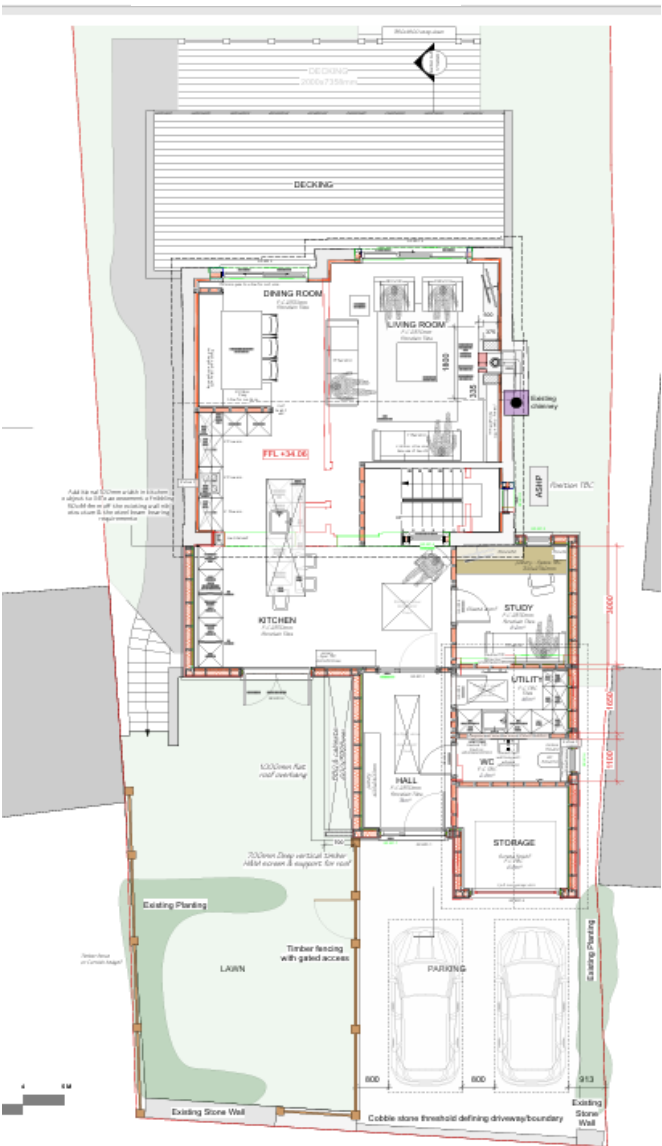
PLANNING PERMISSION (PA24/01914)

Planning permission has been granted to extend and renovate Glenview creating a three-storey, four-bedroom home. The proposed layout includes reverse-living accommodation, with an open-plan kitchen, living and dining area opening onto a raised deck, alongside a study, utility room and storage room on the ground floor with two parking spaces in front. The new plans fence off the front garden from the parking, creating private outside space to the front as well as the rear, both directly accessible from the living space. The lower ground floor will provide three double bedrooms and a family bathroom; two of which are en-suite, with access onto the rear deck. The first floor is dedicated to a new principal ensuite bedroom, featuring elevated countryside views, and a dressing area. The plans also allow for an outside shower and detached sauna / drying room on the lower ground floor.

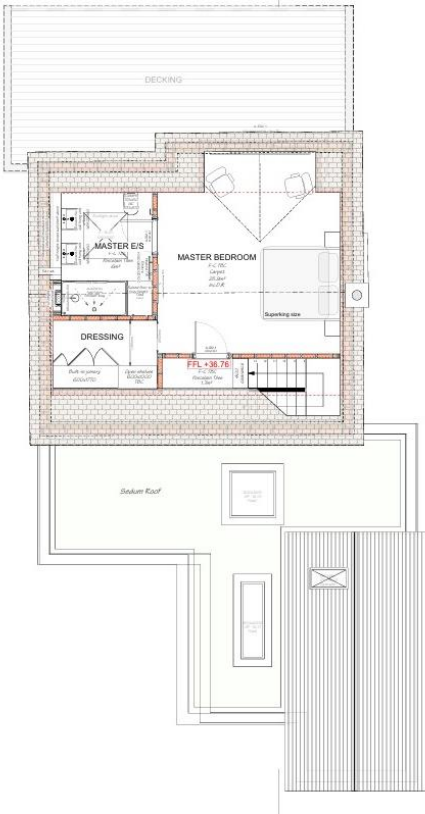
LOWER GROUND FLOOR



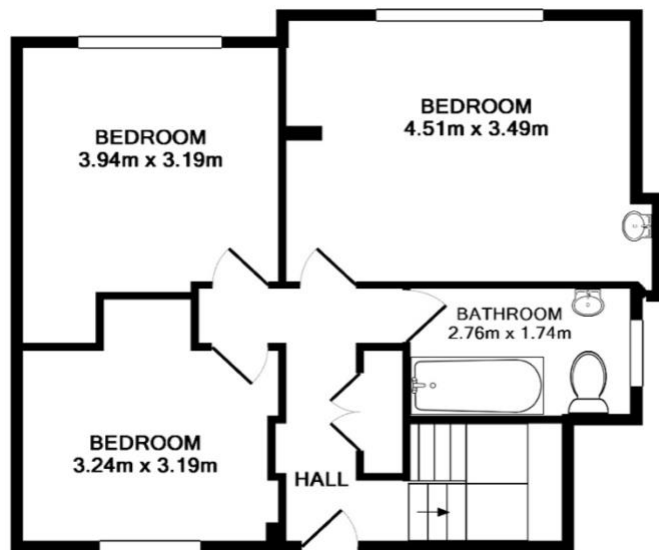
GROUND FLOOR



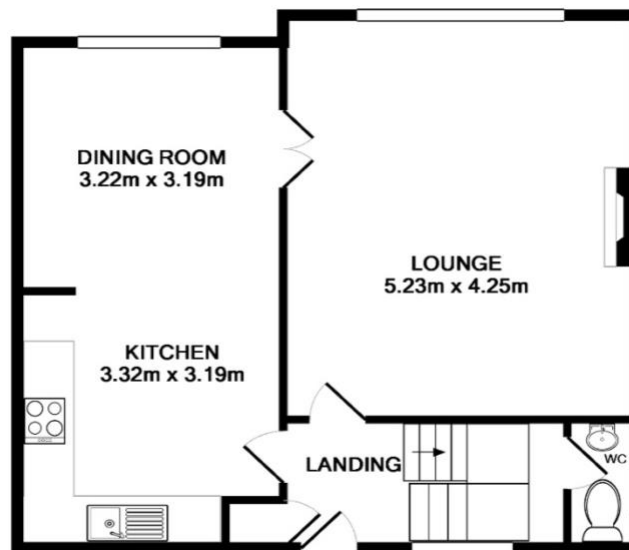
FIRST FLOOR



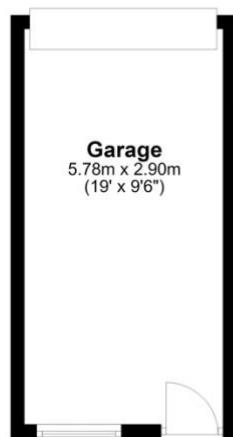
Lower Ground Floor Approx Floor Area
48.8 sq. metres (525 sq. feet)



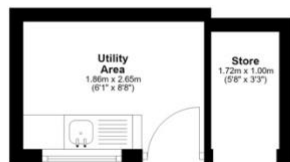
Ground Floor Approx Floor Area
50.1 sq. metres (540 sq. feet)



Ground Floor
Approx. 16.8 sq. metres (180.4 sq. feet)



Lower Ground Floor
Approx. 6.8 sq. metres (73.3 sq. feet)



Total area: approx. 23.6 sq. metres (253.8 sq. feet)

TOTAL APPROX. FLOOR AREA 122.5 SQ. M (1318.7 SQ. FT)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, 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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Porthilly cove leading to Rock beach.

