



HOLIBOBS

Tredrizzick

Guide Price: £585,000

JB ESTATES

EST.  1971

Holibobs, Tredrizzick, St Minver, PL27 6QB

Located on the outskirts of Rock, Holibobs is a stylish contemporary end-of-terrace home offering three bedrooms, spacious and well-presented living accommodation, and a private enclosed rear garden with sun deck. Ideally positioned to enjoy North Cornwall's renowned beaches, scenic coastal walks, and sought-after village amenities, the property is currently operated as a successful holiday home and holiday let, whilst also lending itself perfectly to full-time residential occupation. **Awaiting EPC**

- 3 bedrooms, 3 bathrooms (1 en-suite).
- Open-plan kitchen/dining room, cosy sitting room and a separate snug.
- Off road parking to the front and an enclosed rear garden with a patio terrace.
- Close to The Pityme Inn, The Point at Polzeath and the village amenities in Rock.
- Currently operating as a popular holiday let with Latitude 50.
- In all approximately 1,265 sq. ft. (117.5 sq. mtrs)

Rock 1 miles, Polzeath 2 miles, Wadebridge 5 miles, Bodmin Parkway 15 miles, Newquay Airport 18 miles, Truro 30 miles, Exeter 66 miles.

Viewings by appointment

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FREEHOLD



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THE PROPERTY

Currently operating as a popular holiday let, Holibobs is a charming end-terraced home tucked away in the peaceful cul-de-sac of Lower Elms. Offering three bedrooms, a cosy sitting room with wood-burning stove, open-plan kitchen and dining space, a useful utility room, with a shower room plus a separate snug, which can also be used as a fourth bedroom, opening onto the enclosed rear garden. With a lawn and patio terrace for relaxing outdoors, and the North Cornwall coast all within easy reach, Holibobs makes an ideal coastal retreat.

THE ACCOMMODATION

GROUND FLOOR: Entrance porch | Open-plan kitchen/dining room | Living room with log burner | Utility room with patio access | Shower room | Snug / bedroom with patio doors to the terrace

FIRST FLOOR: Principal bedroom with en-suite | One double bedroom | Bunk bedroom | Family bathroom

LOCATION

Tredrizzick is a quiet hamlet only a few minutes' drive from the lovely sandy beaches and coves around Rock, Daymer and Polzeath. Positioned between Rock and the village of St Minver, Tredrizzick has a mix of main residences and holiday homes and is well positioned to access the local amenities. Rock beach is only a 1.7-mile walk away and is a favourable holiday destination. A mecca for water sport enthusiasts and foodies alike, it is very close to the world-famous surfing location of Polzeath as well as the renowned St. Enodoc Golf Club which offers two challenging 18-hole links courses and miles of wonderful, scenic walking over coastal and inland areas. Most everyday shopping requirements can be met in Rock but Wadebridge, with its town amenities is only five miles distant.

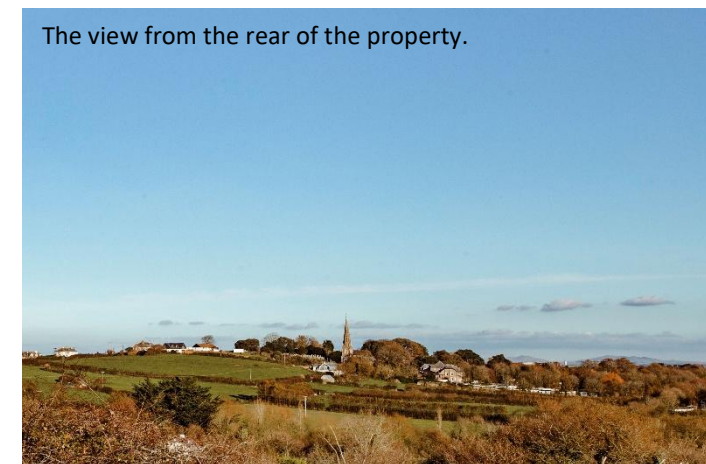
OUTSIDE

Holibobs benefits from off-road parking for two vehicles to the front. To the rear, an elevated patio terrace leads down to a private lawned garden, enclosed by high fencing, providing a peaceful space to relax outdoors.

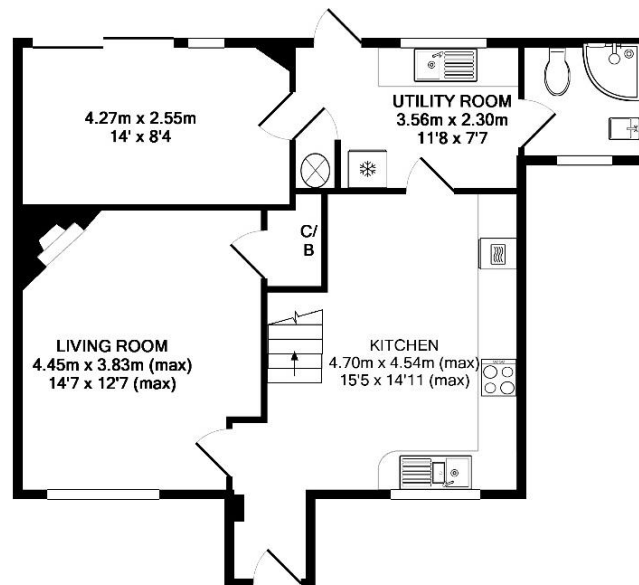
SERVICES

Mains water, electricity and drainage. Calor Gas central heating.

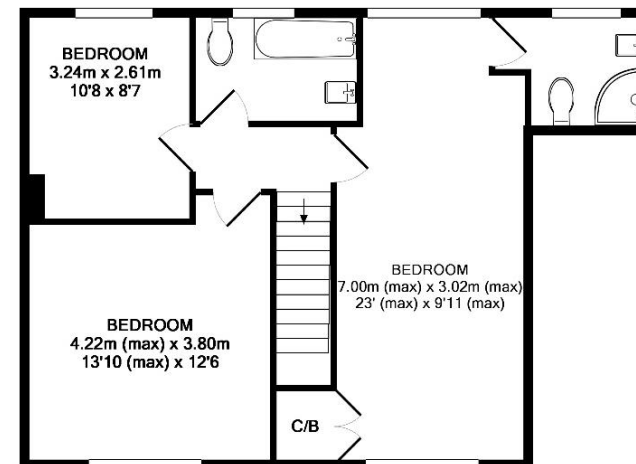




The view from the rear of the property.



GROUND FLOOR
APPROX. FLOOR
AREA 59.5 SQ.M.
(640 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 58.1 SQ.M.
(625 SQ.FT.)

TOTAL APPROX. FLOOR AREA 117.5 SQ.M. (1265 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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