

# WESTERLIES ROCK



JB ESTATES

EST.  1971

# WESTERLIES

Trewint Lane, Rock, PL27 6LU.

## UNDER CONSTRUCTION.

**A distinctive five-bedroom detached home to be finished to a very high standard by Richard James Developments, providing a luxury coastal home in the heart of Rock. Westerlies is situated in a peaceful position within walking distance of the village amenities, St Enodoc Golf Club and Rock and Porthilly Beaches. The property will boast a high specification and offers generous open-plan living accommodation, private driveway parking and a substantial rear lawned garden.**

- 5 bedrooms, 6 bathrooms, separate WC.
- Open plan living room with sliding doors to the rear garden.
- A separate snug, study, utility room and integrated garage.
- 10-year new build warranty.
- Located in the heart of the sought-after coastal village of Rock, within walking distance to beaches via footpaths.
- Due for completion in summer 2026.
- In all, approximately 3,881 sq ft (360 sq mtrs). EPC TBC.

Rock village shops 100 metres, Rock Sailing & Water Ski Club 1 mile, Daymer Bay 1.5 miles, Polzeath 2.0 miles, Wadebridge 6 miles, Newquay Airport 18 miles, Exeter 70 miles.

Viewings by appointment

**Scan QR Code for Price**

FREEHOLD – UNRESTRICTED

THIS BROCHURE FEATURES CGI AND AI ENHANCED PHOTOS







## THE PROPERTY

A rare opportunity to secure an exciting, contemporary, 5-bedroom house which will showcase the perfect blend of traditional materials and contemporary flair. Westerlies will be built to a high specification along Trewint Lane in the heart of Rock. This impressive new-build property will be completed in 2025 and is available to secure off plan. Benefitting from open plan living, private driveway parking and gardens, Westerlies will be an exceptional coastal home finished with a mix of charred larch and Cotswold stone.

## SERVICES

Mains water, electricity & drainage. Air source heat pump with underfloor heating throughout. Solar panels. MVHR system.

## THE ACCOMODATION

GROUND FLOOR: Entrance hall with cloak cupboard and WC | Open plan kitchen, dining & living room with sliding doors onto the rear terrace and garden | Shug | Study | Two double en-suite bedrooms | Utility room with shower area and plant cupboard | Integrated garage.

FIRST FLOOR: Principal en-suite bedroom with sliding doors to a private balcony | Two further double en-suite bedrooms.

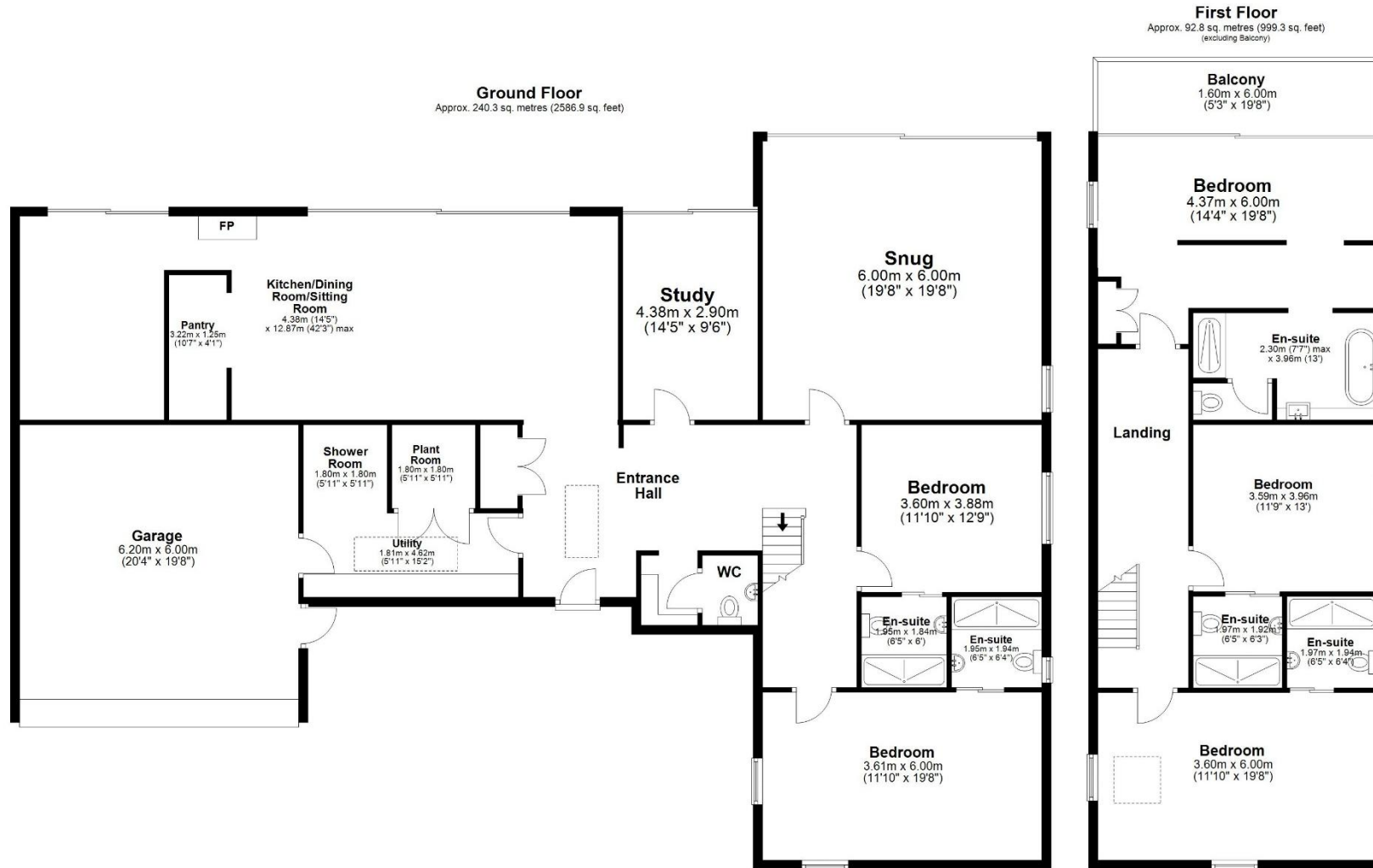


## LOCATION

Located in Rock, Westerlies will be 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 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, it is home to an excellent range of shops and independent restaurants.

# APPROVED FLOOR LAYOUT

Approximately 3,881 sq. ft (360 sq mtrs)



**JB ESTATES**

EST. 1971

Pavilion Building, Rock, Cornwall PL27 6JU.  
01208 862601  
[sales@johnbrayestates.co.uk](mailto:sales@johnbrayestates.co.uk)

[www.johnbrayestates.co.uk](http://www.johnbrayestates.co.uk)

IMPORTANT NOTICE John Bray Estates have prepared these details as a brief description of the property as they know it. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It cannot be assumed that the property has all necessary planning, building regulation, other consents or clear title and John Bray Estates will not have tested any services, equipment or facilities. No responsibility is taken for any travelling expenses incurred should the property prove to be inaccurately described or withdrawn. A buyer is advised to obtain verification on all matters from their solicitor.