

TRELAZE ROCK

JB ESTATES

EST. 1971



Trelaze

Rock, PL27 6LL

Newly completed, Trelaze is an exceptional four-bedroom detached coastal residence conveniently positioned in the heart of Rock, just moments from the beach and St Enodoc Golf Course. Completed in October 2025, this primary residence showcases outstanding craftsmanship and meticulous attention to detail, combining timeless coastal elegance with modern design and comfort. Arranged over two spacious floors, Trelaze offers light-filled interiors finished to the highest specification, with thoughtfully curated materials and fittings throughout, resulting in a truly beautiful family home. Views of the Camel Estuary can be enjoyed from the first-floor balcony, while the layout provides generous living space ideal for family life and entertaining. Outside, there is ample off-road parking, boat storage and a garage, completing this superb home in one of Cornwall's most desirable coastal settings.

- Four spacious bedrooms, four bathrooms (2 en suite).
- Immaculately finished interiors with high-quality fixtures and fittings throughout.
- Open-plan kitchen/dining room with wood burner and bi-fold patio doors to the rear terrace and garden, separate sitting room with a wood-burner and bi-fold doors to a secluded terrace.
- Showcasing exceptional Cornish craftsmanship, beautiful materials and quality fixtures and fittings.
- Off-road parking for multiple cars/boats and single garage
- In all 2,337 sq. ft. (217 sq.m.) incl garage. Awaiting EPC.

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 £1,485,000

FREEHOLD – Main residence restricted





THE PROPERTY

This flawless, light-filled coastal property has been crafted with timeless materials and exceptional attention to detail, resulting in a functional family home. Externally, Trelaze combines zinc, slate and crisp render to striking effect, while inside, every element reflects quality and care. Bespoke joinery, wide plank oak flooring and a handcrafted oak staircase set the tone for the home's refined character. A Harvey Jones kitchen forms the heart of the house with a generous central island, Neff appliances, a Fisher & Paykel fridge freezer, Quooker hot tap, and a Rangemaster range. Elegant Neptune bathrooms continue the theme of understated luxury. The interior palette is soft and neutral, creating a calm, coastal aesthetic enhanced by clear sightlines that draw the eye through the house to the gardens beyond. The open-plan kitchen/dining area opens completely onto the rear terrace and garden, perfect for summer entertaining, while the elegant sitting room flows out to a secluded terrace providing an ideal spot for an evening glass of wine. A separate utility room and ground floor shower room provide practicality without compromising style. Upstairs, the sense of light and space continues, and the two principal en suite bedrooms share access to an inset balcony offering glimpses of the Camel Estuary. Two further double bedrooms are beautifully proportioned and share a family bathroom, completing the perfect layout for family living or hosting guests.

ACCOMMODATION

GROUND FLOOR: Entrance hall | Open-plan kitchen/dining room with log burner and bi-fold doors to the rear garden | Sitting room with log burner | Utility room | shower room | Boiler cupboard and plant room.

FIRST FLOOR: Landing with linen cupboard and storage | Two double en suite bedrooms with doors to a covered balcony and estuary glimpses | Two further double bedrooms | Family bathroom

OUTSIDE

Trelaze is approached by a large, resin driveway with parking for several cars, and space for boat storage. There is a single garage with electric door and ducting is in place for electric gates if desired. A private patio at the front is screened by a beautiful, curved stone wall, providing space off the sitting room for relaxing outdoors as evening falls. Pedestrian access on both sides leads to an outside shower & dog wash station. Ideal for entertaining, the large rear terrace is accessed off the kitchen/dining room with a mature garden and lawn beyond, bordered by architectural macrocarpa trees.

SERVICES

Mains electricity, drainage, and water. Air Source Heat Pump with underfloor heating, MHVR system. Solar PV. FFTP

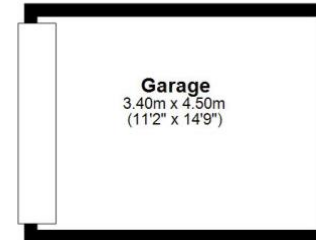
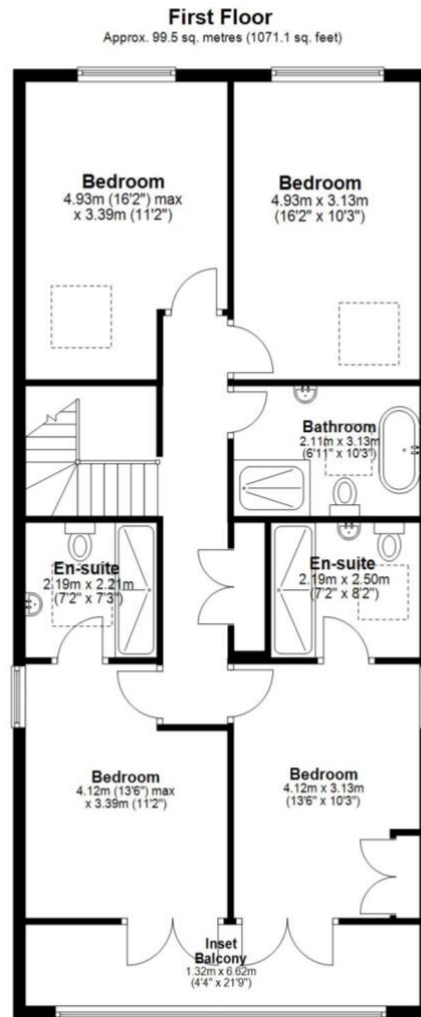
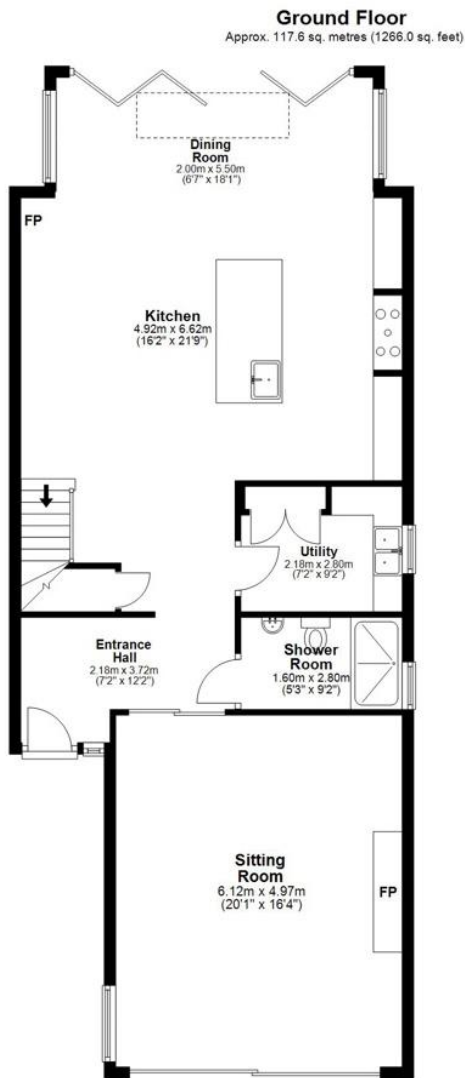






LOCATION

Located in tranquil, residential corner of Rock, one of the most sought-after destinations along 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, Daymer Bay and Polzeath, as well as year-round shopping amenities all easily explored via footpaths leading right from the door. Within the local area there are a wealth of excellent restaurants and pubs including The Mariners, The Pityme Inn, Fourboys and Bluntrock 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 offer very easy access to Padstow with an enjoyable ferry trip across the river. The market town of Wadebridge is located just five miles away, and is home to an excellent range of shops, parks, cinema sports centre and independent restaurants.



Total area: approx. 217.1 sq. metres (2337.1 sq. feet)

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.

