

Sea Cottage, Rock, Cornwall







A gorgeous period cottage with **superb views overlooking the water**, with four bedrooms, large rear gardens, waterside terrace, off-road parking and a garage.

Summary of accommodation

Ground Floor: Entrance hall | Three bedrooms | Two shower rooms | Boot/utility room

First Floor: Kitchen open plan to dining area with doors to side terrace | Living room | Principal bedroom with en suite bathroom

Outside: Front garden with access onto the beach | Rear garden | Al fresco dining terrace | Parking for two cars | Garage

Gross Internal Floor Area 1,560 sq ft (145 sq m)

Distances

Porthilly Cove Beach and Rock Beach 0.5 mile, Padstow 1 mile via foot ferry, A39 5 miles, Wadebridge/A389 6.5 miles, Padstow 15 miles by car, Bodmin/Bodmin Moor 15 miles, Camelford 16 miles, Newquay Cornwall Airport 19.5 miles

(All distances are approximate)



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The Location

Rock is one of the most favoured coastal destinations in the UK, and for good reason. Situated on the Camel Estuary, and connected to Padstow via a passenger ferry, outdoor pursuits are offered in abundance, with sailing, swimming, windsurfing, water skiing, canoeing and golf, set alongside wonderful scenery and miles of coastal walking. Sea Cottage is located between Rock Beach and Porthilly Cove, both glorious sandy beaches, and within striking distance of St Enodoc Golf Course.





North Cornwall is renowned for fine beaches, with safe bathing and surfing, excellent restaurants, and good shopping facilities. The village of Rock has an excellent range of shops including a bakery, butcher, fishmonger, delicatessen, a superb pub/restaurant, and a local store, while the market town of Wadebridge has a wider range of amenities.

Sea Cottage

Set back just 50 yards from the beach with views out across the Camel Estuary and moments away from the Camel Ski School and the Rock Sailing and Waterski Club, Sea Cottage is perfect for anyone looking for a characterful getaway in Cornwall. Originally a fisherman's cottage, Sea Cottage has been owned by the same family for over 60 years and was completely renovated and re-configured in 2008. The ground floor comprises a centrally positioned entrance hall, which has a slate floor and leads to the boot/utility room, three good sized bedrooms, and two shower rooms. The first floor comprises a large open plan reception room with vaulted ceiling, and offers a living area with woodburning stove, a dining room with double doors opening onto the al fresco dining terrace, and a well-appointed kitchen. The principal bedroom is situated on the first floor with an en suite bathroom.

Parking and Garden

Immediately to the front of Sea Cottage is an off-road parking area for two cars, and small walled courtyard. In addition is a single garage. To the rear of the cottage is a generous sized lawned garden, ringed by a mix of mature, tall hedging and timber fencing, and offers superb views, and to the side is a decked terrace immediately off the kitchen/dining room. Across the lane is a narrow garden which extends down to the water's edge.

Services

Mains water, electricity and drainage, electric storage heaters.

Fixtures and fittings

All items usually known as owners' fixtures and fittings, whether mentioned or not in these sale particulars are excluded from the sale but may be available by separate negotiation. Such items include all fitted carpets, curtains, light fittings, domestic electrical items, garden equipment, statuary, and machinery.

Viewing

Viewing is strictly by prior appointment with the agents Knight Frank.

Directions (PL27 6LD)

Follow the road into Rock and continue through the village on Rock Road towards the beach. Pass The Mariners Pub on your right, and Sea Cottage will be found on the right after about 100 yards.

What3words: scribble.inflamed.dress

Property information

Tenure: Freehold

Local Authority: Cornwall Council (www.cornwall.gov.uk)

Council Tax Base: TBC. Currently business rated.

EPC Rating: D

Offers in excess of £2,250,000



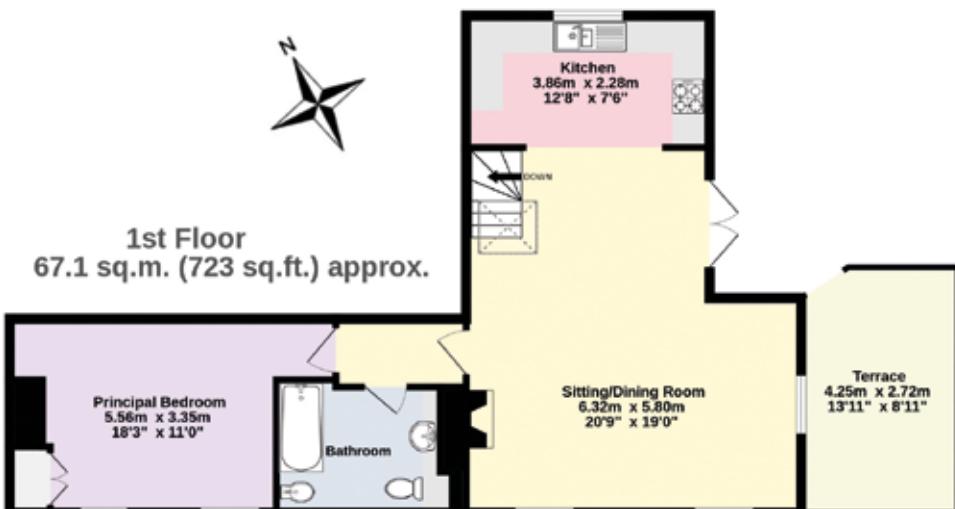


Approximate Gross Internal Floor Area

1,560 sq ft (145 sq m)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated September 2024. Photographs and videos dated September 2024.

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