

# Treverra Farm, Rock, Cornwall

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## An unparalleled coastal mini-estate in one of the country's most desirable waterfront locations.

### Summary of accommodation

#### Treverra House

**Ground Floor:** Entrance hall | Kitchen/dining room | Sitting room | Boot room | Larder  
Family room | Rear hall | WC

**Basement:** Hall | Wine tasting room with cellar | Gym/spa suite | Bar/club room | Laundry  
WC | Plant room

**First Floor:** Principal bedroom with dressing room and en suite bathroom  
Two bedrooms with en suite bathrooms | Two further bedrooms | Family shower room

#### Treverra Cottage

**Ground Floor:** Lobby | Kitchen/dining room | Store | Study | Living room  
TV room/bedroom | WC

**First Floor:** Principal bedroom with en suite bathroom | Two further bedrooms both with  
en suite bathrooms

### Distances

Porthilly Beach < 1 mile, Rock 1.5 miles, Polzeath 4 miles, Wadebridge 5.3 miles

(All distances are approximate)

#### Treverra Studio

Kitchen/diner | Bedroom | Shower room

#### Outbuildings

Wet room with wet suit drying area | Garaging | Large storeroom | Pool plant room

#### Gardens and Grounds

Oval infinity pool | Jacuzzi | Sun deck | Pool house with changing room, bar and WC  
Outdoor shower | All weather tennis court | Vegetable garden | Orchard | Various  
entertaining terraces and seating areas | Lawns | Meadows | Paddocks

In all about 13.16 acres



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## Location

The commanding south west facing, elevated and private position of Treverra Farm gives unparalleled vistas of the Camel Estuary, placing it at the heart of one of the country's most sought-after waterfront locations. Less than a mile from the serene Porthilly Cove and the vibrant community of Rock, this mini-estate is a haven for enthusiasts of the great outdoors and waterfront lifestyle. From the exhilarating experiences of sailing, paddleboarding, and water skiing to the tranquillity of scenic coastal walks through a labyrinth of local walks, every day invites a new adventure against the backdrop of breathtaking natural beauty. The well-renowned St Enodoc Golf Course is also nearby.

The surrounding area is a treasure trove of golden sandy beaches, from the bustling shores of Rock Beach to the surfers' paradise at Polzeath and the family-friendly waters of Daymer Bay. These beaches offer a picturesque setting for sunbathing and relaxation.

Local restaurants and pubs showcase some of the best of Cornish produce, particularly the award-winning oysters and mussels harvested right from the estuary. Esteemed dining destinations include The Mariners Pub and Fourboys in Rock, as well as celebrated chefs Nathan Outlaw and Rick Stein's establishments in Port Isaac and Padstow, respectively. The convenience of the ferry and water taxi services from Rock makes the journey to Padstow both delightful and effortless, further enriching the waterfront lifestyle that Treverra Farm offers.

For day-to-day necessities, the nearby villages of Rock, Trebetherick, and Polzeath provide a selection of shops and amenities, while the market town of Wadebridge, just over five miles away, offers a broader array of independent boutiques, cafés, and leisure facilities. Wadebridge also marks the midpoint of the beloved Camel Trail, a scenic route cherished by cyclists and walkers alike, connecting Bodmin to Padstow.



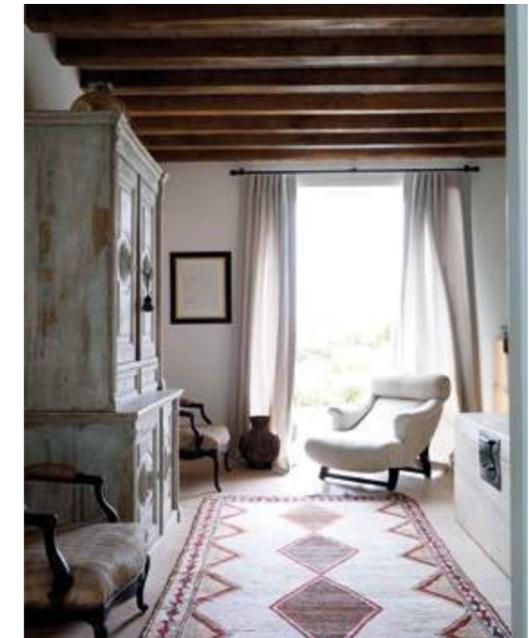


## Treverra House

Treverra Farm is an incredibly rare opportunity. A true gem on the North Cornwall coast, offering a luxurious and private family home within a stunning natural setting. The estate's combination of traditional architecture, modern amenities, and breathtaking views from its southwest-facing position creates a unique opportunity for those seeking the ultimate in coastal living. With its main residence, holiday cottage, and garden studio, Treverra Farm is not just a home but a lifestyle destination, offering unparalleled comfort, elegance, and natural beauty.

Nestled within the breathtaking landscape of North Cornwall's coast, Treverra Farm presents an exquisite collection of properties that epitomise the highest standards of coastal living. This private estate, situated in an Area of Outstanding Natural Beauty, offers unrestricted views across the Camel Estuary, blending timeless elegance with modern comforts across 14 acres of beautiful grounds.

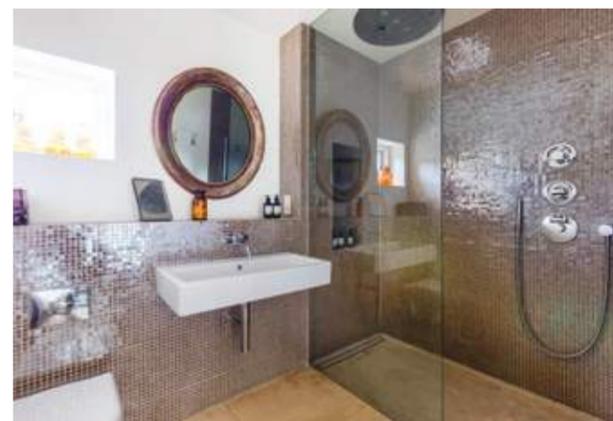
At the heart of this exceptional property lies a five-bedroom detached house, architecturally designed by Mackenzie Wheeler and meticulously constructed by Terry Harris & Sons in 2010. This modern masterpiece, crafted with original materials for an authentic rustic charm, showcases an array of luxurious features.





Wellness and relaxation are prioritized with a spa suite, including a gym, steam room, and sauna, alongside a heated oval infinity pool with a bespoke electric cover that disappears into the centre of the pool. In addition, there is a jacuzzi, and tennis court, all set within beautifully landscaped gardens and naturalistic terraces offering panoramic sea views.

The living spaces are thoughtfully arranged over three floors, offering light-filled rooms and exceptional entertainment areas that flow seamlessly outdoors. The ground floor features a Bulthaup kitchen with breakfast room, a sitting room with an open fire, all of which open onto the terraces that invite the outside in. There is also a family/TV room on this floor. The lower ground floor houses a unique brick vaulted wine cellar and tasting room, alongside a bar/clubroom and the gym suite. The first floor accommodates the five bedrooms, all finished to an exquisite standard including a generous principal suite with a dressing room and en-suite bathroom for added privacy and luxury.

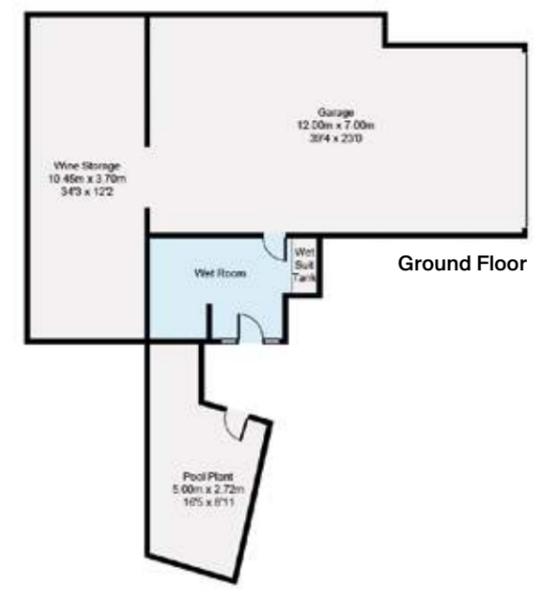




Approximate Gross Internal Floor Area  
 709.6 sq m / 7638 sq ft  
 (Including Garage / Basement / Excluding Void)

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



Ground Floor

Basement/Cellar Floor

Ground Floor



Treverra Cottage



Treverra Cottage

## Treverra Cottage

Complementing the main residence, Treverra Farm includes a separate three/four-bedroom cottage, offering traditional charm with modern elegance. This successful holiday let features original slate floors, thick stone walls, and beamed ceilings, alongside a spacious open-plan kitchen and dining room, and a cosy sitting room with a wood-burning stove. The property offers estuary views, private patios, and beautifully maintained gardens, making it an ideal retreat for guests or additional income from holiday letting.

## Treverra Studio

Further enhancing the estate's accommodation is a charming one-bedroom garden studio, converted from a stone barn and offering an inviting living space with a kitchenette, double bedroom, and en suite facilities. This space provides versatile ancillary accommodation, ideal for guests seeking privacy or additional rental opportunities.

## Outside

The property's outdoor spaces are as meticulously planned as its interiors, with soft naturalistic planting by Natalie Ashbee creating a series of interconnected gardens that enhance the stunning coastal views. The estate features secluded seating areas, terraces, and decks at different levels for outdoor dining and entertainment. As evening falls, the gardens transform into a magical setting with strategic lighting.

## Services

Mains electricity, water, and drainage, supplemented by eco-friendly ground source heat pumps and Lutron lighting systems. Superfast broadband and a Crestron sound system in all main rooms ensure convenience and connectivity throughout the estate.



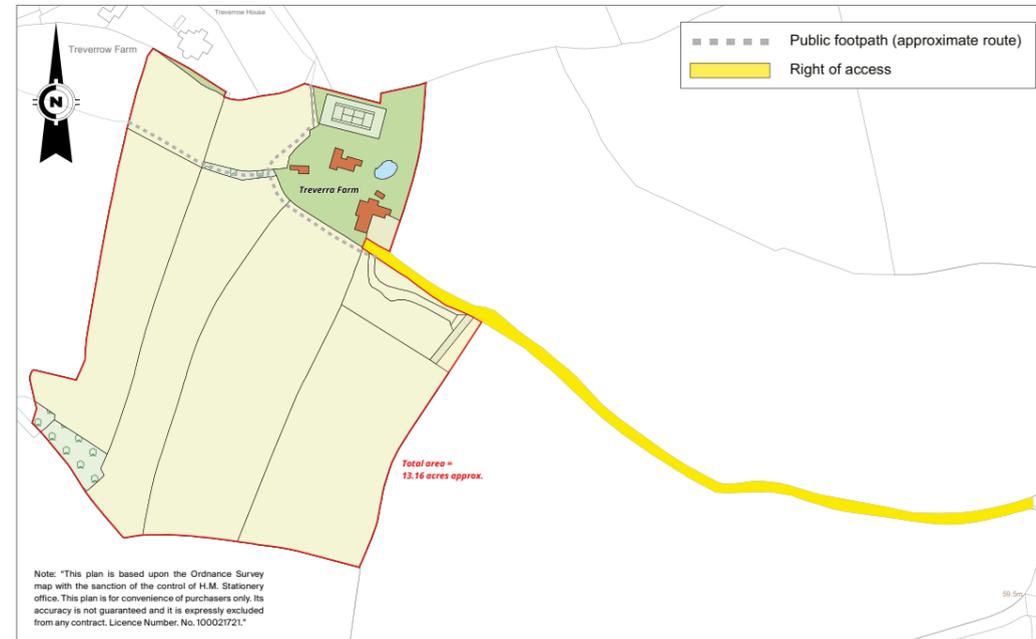
Treverra Cottage



Treverra Cottage



Treverra Cottage



## Property information

**Tenure:** Freehold

**Local Authority:** Cornwall Council

**Council Tax:** Band G

**EPC Rating:** C



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 February 2024. Photographs and videos dated xxxxxxxxxx 20xx.

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