

A modern, two-story white house with a grey tiled roof. The house features a large central glass door and windows, some with wooden shutters. A large, mature tree with green and reddish leaves stands in the foreground, partially obscuring the house. The house is set on a green lawn with a stone path leading to the entrance. The sky is blue with some light clouds.

# THE ROOKERY ROCK

JB ESTATES

EST.  1971



## The Rookery

Shores Lane, Rock, PL27 6LY

Designed by Cassell Tarring architects this very well-presented four-/five-bedroom detached house on Shores Lane enjoys a private position. Set on a large plot in a peaceful residential position, with manicured front and rear gardens, The Rookery would make the perfect family home or holiday home. EPC Band B.

- Four/Five bedrooms, three bathrooms (2 en suite), WC.
- Large fully fitted kitchen with breakfast bar and bifold doors to the front and rear gardens.
- Semi open plan sitting room with fire and separate TV Snug.
- Generous elevated rear garden with patio terrace and summer house.
- Off road parking for two vehicles and storage sheds.
- Short walk to Porthilly & Rock beaches as well as the village amenities.
- In all approximately 2008.1 ft. (186.6) sq. mtrs)

Rock 0.5 miles, Polzeath, 2.5miles, Port Isaac 8 miles, Wadebridge 5.9 miles, Bodmin Parkway 16.3 miles, Newquay Airport 18.6 miles

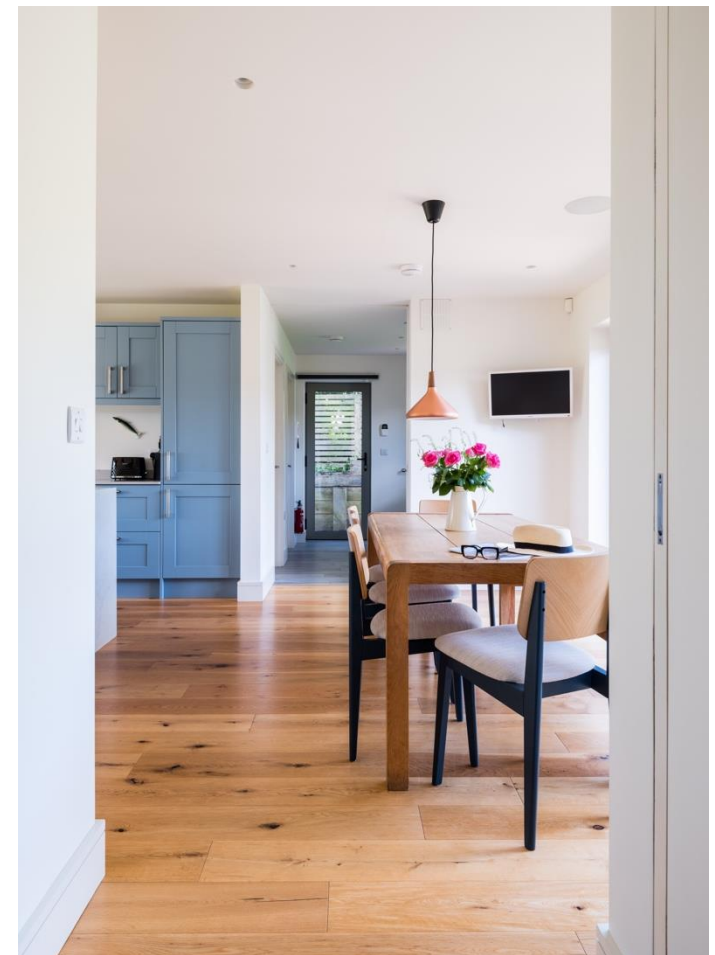
Viewings strictly by appointment

**Guide Price: £1,650,000**

**FREEHOLD**









## THE PROPERTY

The Rookery occupies a generous plot set in this quiet residential position off Shores Lane. A very well-presented four/five-bedroom property comprised of pristine interiors with an open plan kitchen living space that dissects the property from the front to back. Large windows maximise the light into the property flooding the stylish interiors with light. The Rookery benefits from a private driveway with parking for two vehicles with a store shed. The property is just a short walk to Rock's shops and amenities with a multitude of footpaths leading from The Rookery down to Porthilly and Rock beaches.

## ACCOMMODATION

**GROUND FLOOR:** Entrance Hall | W.C. | Open-plan kitchen dining room with breakfast bar | Bifold doors leading to front and rear patio garden | semi open plan living room with bifold doors and log burner | Snug TV Room | Utility room | Plant room/Storage Study/fifth bedroom |

**FIRST FLOOR:** Four double bedrooms with shutters and fitted wardrobes in two rooms | Family bathroom with separate shower | Two ensuite bathrooms.

## OUTSIDE

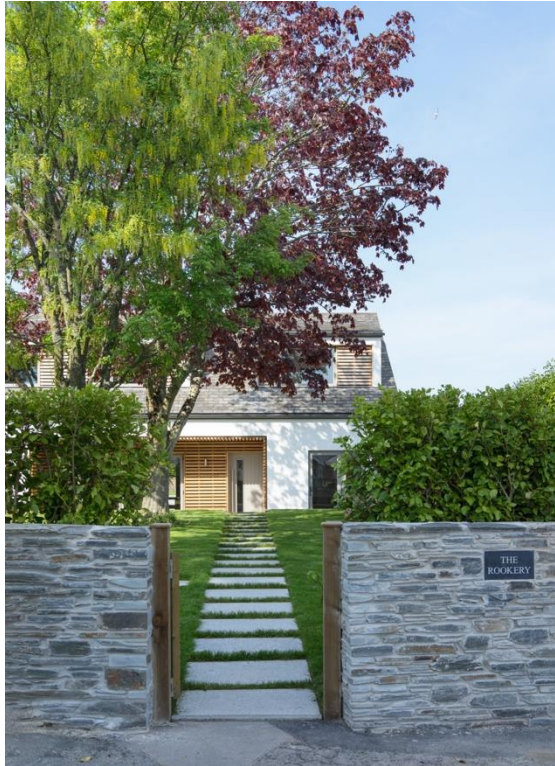
The property is part clad in open slatted western red cedar offers exceptional privacy, being bordered by mature hedging, and cleverly designed sunken patios perfect for alfresco dining. Off road parking to the front for two vehicles with useful store sheds and bin store to the side. Stone steps lead across the garden to a lower-level patio and front door. The secure and established lawned gardens encircle the property to create a peaceful haven, while the large patio to the front and rear offers the perfect family space for outside dining and sunbathing.

## SERVICES

Air Source underfloor heating throughout the property. Mains drainage, electric and water.







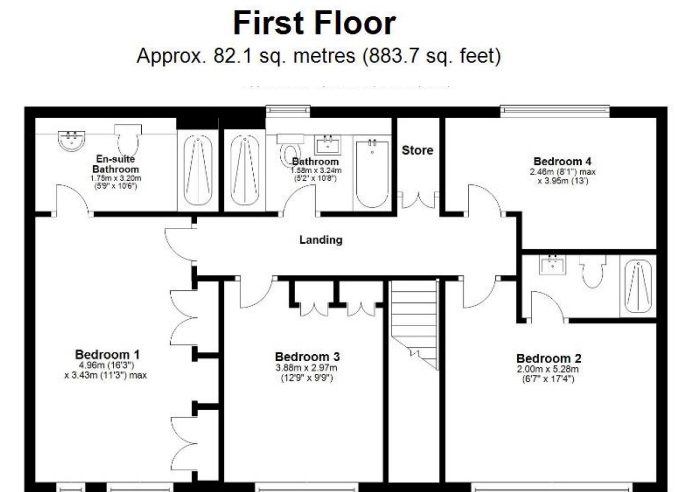




**Cover Image:** Dan Fisher / Cassell Tarring Architects completed in 2020.

## LOCATION

The Rookery is 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 Rock, 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 Dining Room, Fourboys, The Pityme Inn and 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 foot ferry and water taxi provide easy access to Padstow with an enjoyable trip across the river. The market town of Wadebridge is located just five miles away, with an excellent range of shops and independent restaurants as well as being the midpoint of the scenic Camel Trail connecting Bodmin to Padstow, enjoyed by all ages for cycling or walking.



Total area: approx. 186.6 sq. metres (2008.1 sq. feet)

Measurements are approximate. Not to scale. Illustrative purposes only  
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