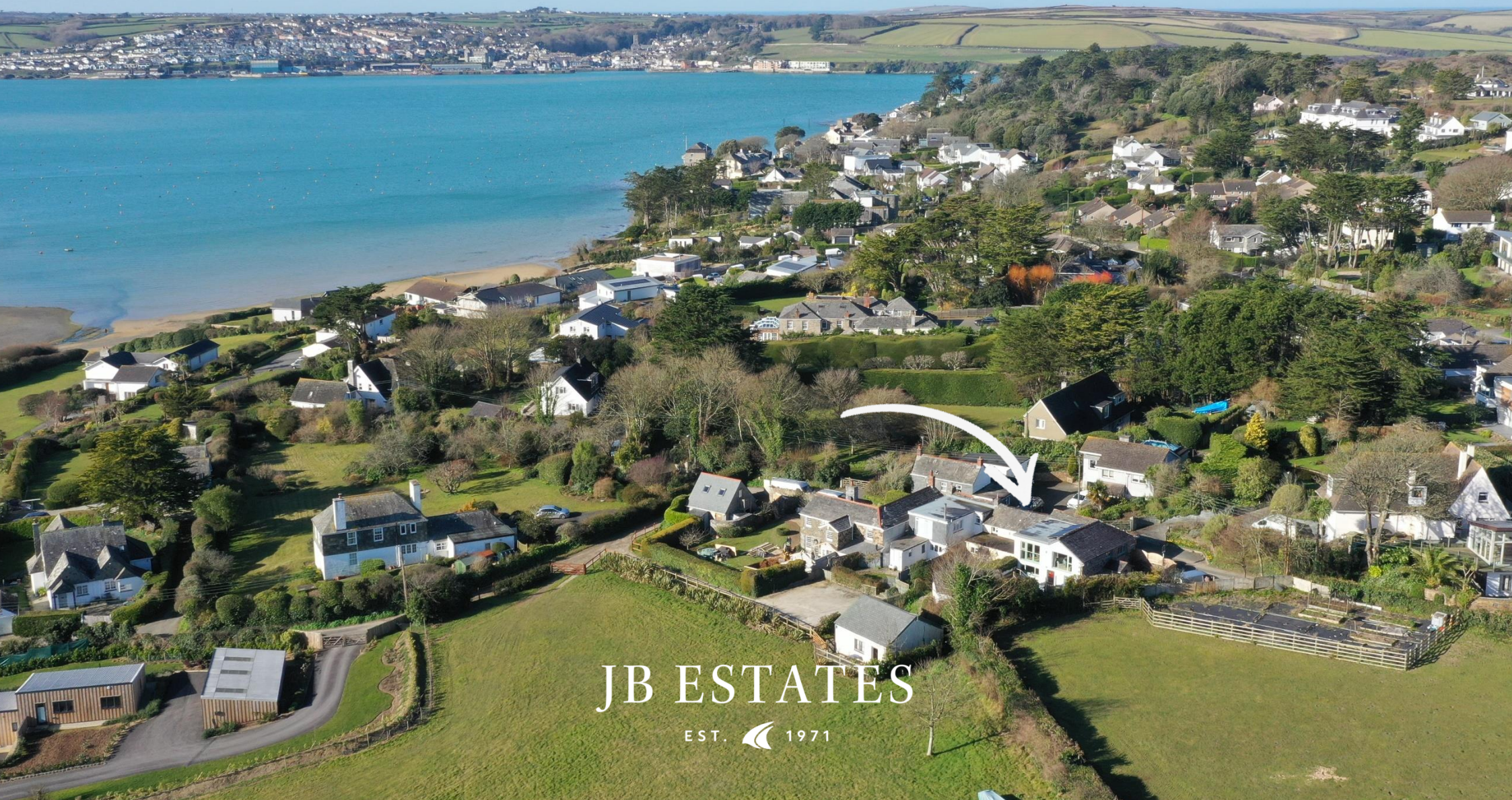


# 2 PORTHILLY COTTAGES ROCK



JB ESTATES

EST.  1971



## 2 PORTHILLY COTTAGES

Rock PL27 6JX

This attractive middle terrace stone cottage is located in a sought-after position along Porthilly Lane. Offering 2-bedrooms, the property benefits from far reaching countryside views with some estuary views from the elevated garden. The cottage has been lovingly refurbished and lies within walking distance of the beach, golf course, and local amenities. EPC Band E

- Two double bedrooms and a family bathroom.
- Spacious kitchen with views of the rear garden.
- Cosy open plan sitting and dining room with open fireplace.
- Charming, elevated cottage garden with estuary views.
- Short walk to Porthilly cove.
- Off road parking to the rear for two cars.
- Pedestrian access from Porthilly Lane.
- In all approx. 761 sq. ft (70.7 sq.m)

Porthilly Cove 300m, Rock Beach 800m, Polzeath 2 miles,  
Wadebridge 7 miles, Bodmin Parkway Train Station 17 miles,  
Newquay Airport 19 miles, Truro 32 miles

**Viewings by appointment only**

**Offers Over £720,000**

**FREEHOLD**





## THE PROPERTY:

This charming stone cottage is deceptively spacious and just a short walk from Porthilly Cove and Rock's local amenities. Offering two double bedrooms, it makes for a comfortable coastal bolthole with well-proportioned living accommodation. The property incorporates traditional features including exposed beams, and an open fire. Outside, there is an established and charming cottage garden with distant estuary views, as well as a sunny patio area perfect for alfresco dining. 2 Porthilly Cottages would suit as a primary residence, or as a lock-up-and-leave second home or holiday investment alike.

## THE ACCOMMODATION:

**GROUND FLOOR:** Entrance hall with storage | Spacious kitchen with breakfast bar | Family bathroom with shower | Open plan sitting/ dining room with window seat and open fireplace.

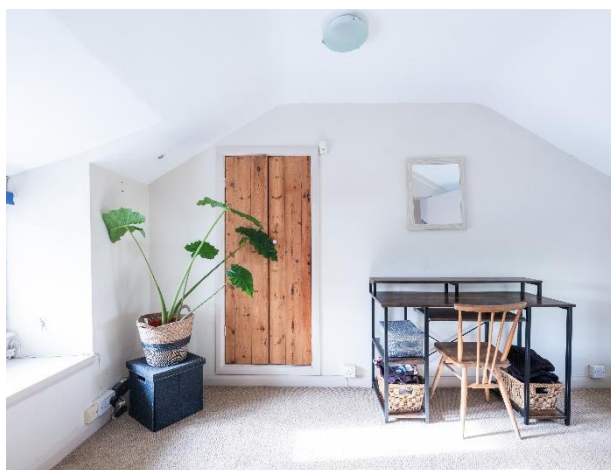
**FIRST FLOOR:** Two Double Bedrooms

## SERVICES:

Mains electricity, water and drainage. High retention night storage heaters on the ground floor and Rointe electric panel heaters on the first floor.

## OUTSIDE:

2 Porthilly Cottages is set in an elevated position along Porthilly Lane on a good-sized plot with private enclosed rear garden and parking for two vehicles. The property is accessed via a private lane, and benefits from far reaching countryside and estuary views.

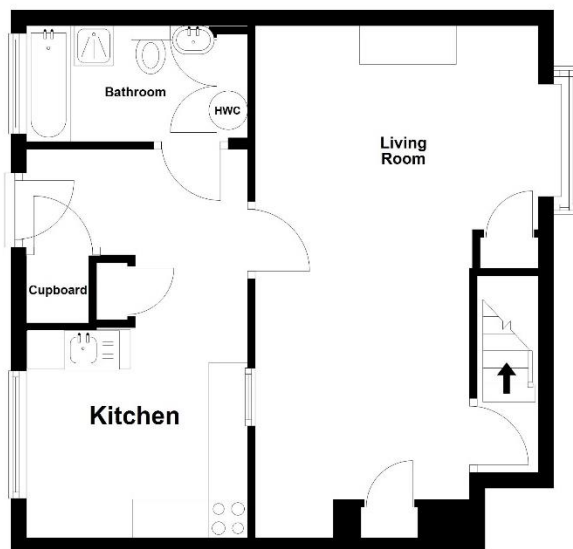






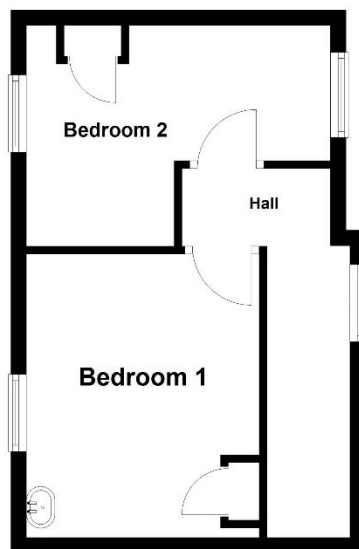
### Ground Floor

Approx. 43.7 sq. metres (470.4 sq. feet)



### First Floor

Approx. 27.0 sq. metres (291.1 sq. feet)



Total area: approx. 70.7 sq. metres (761.4 sq. feet)

### LOCATION:

Rock is one of Britain's best loved and most exclusive waterside resorts with activities for all ages. The spectacular North Cornish coast also has some of the best surf in Britain and Polzeath, just inside the entrance to the sandy Camel Estuary, is one of the finest surfing beaches. When tide and weather are against surfing, the river Camel, which runs between Padstow and Rock, offers a wonderful playground for sailors and water sports enthusiasts alike, with regular dinghy and shrimper races organised by the Rock Sailing Club. St. Enodoc Golf Course lies just 1 mile down the road, set in a spectacular location with dramatic views across the Camel Estuary and towards Stepper Point.

Approximately 6-miles from Rock is the market town of Wadebridge offering a wide range of independent shops and more extensive facilities. For food lovers, there are a wealth of excellent restaurants and pubs nearby including The Dining Room, The St Enodoc Hotel, Fourboys, and The Mariners Pub in Rock, Restaurant Nathan Outlaw in Port Isaac, Rick Stein's Seafood Restaurant and Paul Ainsworth's No. 6 in Padstow.

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