



Cranbrook Rock Road, Rock, Wadebridge, PL27 6NW

Guide price £1,050,000

A substantial and highly versatile detached home, offering an unusually generous amount of accommodation for its central Rock location. The main house extends to approximately 2,378 sq ft and is arranged over two floors, with a flexible layout equally suited to use as a permanent home or coastal retreat. Together with The Bothy, garage and office, the overall internal area extends to approximately 2,877 sq ft.

An entrance porch opens into the central hallway, from which the principal ground-floor rooms are accessed. The dining room measures approximately 15'2" x 13'8" and provides an excellent space for entertaining, connecting directly with the adjoining lounge, while a wood burner adds warmth and a cosy focal point to the room. Positioned on the garden side of the house, the lounge measures approximately 14'9" x 11'6", with extensive glazing creating a bright and appealing room overlooking the south-facing garden. French doors provide direct access outside.

The kitchen is another generously proportioned room, measuring approximately 19'3" x 13'2". It is fitted with a comprehensive range of units and includes a dual-fuel range cooker and dishwasher, while French doors open directly onto the deck and garden, creating an easy connection with the outside entertaining areas. An adjoining utility room provides useful additional storage and laundry facilities.

There are two ground-floor bedrooms, measuring approximately 12'1" x 8'11" and 12'1" x 10'3", both served by a ground-floor shower room. A separate study provides a dedicated space for home working. On the first floor are two particularly spacious bedrooms. The principal bedroom measures approximately 24' x 12' and has its own en suite shower room, while the second bedroom measures approximately 23'9" x 10'4". A family bathroom and useful store room complete the first-floor accommodation.



The Bothy and Outbuildings

Set separately within the garden, The Bothy provides a particularly useful and versatile addition to Cranbrook. Its principal room measures approximately 10'10" x 9'4", with its own separate shower room and an adjoining store measuring approximately 6'2" x 5'. The Bothy is ancillary to the main house and we are advised that it benefits from Building Control approval.

Plumbing has been installed behind the wall to provide the option of adding a kitchenette in the future, subject to any necessary consents. The space could work equally well as guest accommodation, a retreat for older children or a private home-working environment.

The detached garage building provides a garage measuring approximately 19'2" x 10'10" and a separate office measuring approximately 12' x 10'4". The garage offers useful secure space for a vehicle, bicycles and watersports equipment, while the adjoining office creates a dedicated working environment away from the main house.

Gardens and Outside

Cranbrook is approached from Rock Road onto a broad driveway providing generous off-road parking. The principal garden lies to the rear of the house and enjoys a southerly aspect, with a large lawn enclosed by mature hedging and planting to create a private and sheltered setting. Decked areas immediately adjoining the house provide plenty of space for outside dining, barbecues and entertaining, with direct access from both the kitchen and lounge.

Location

Cranbrook occupies a convenient position on Rock Road, placing the village's excellent range of shops, cafés, restaurants and everyday facilities within walking distance. Rock beach, the Camel Estuary and the passenger ferry to Padstow are also readily accessible.

Rock is one of Cornwall's most sought-after coastal villages and is renowned for its sailing, water skiing, paddleboarding and other water-based activities. The long sandy beach extends along the Camel Estuary towards Brea Hill and Daymer Bay, while the nearby Atlantic coast offers excellent surfing at Polzeath. St Enodoc Golf Club is also nearby, with its highly regarded links courses occupying a spectacular position overlooking the estuary and coastline.

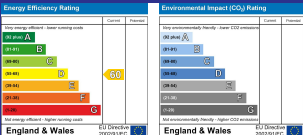
The village has an excellent choice of places to eat and drink, together with a butcher, bakery, delicatessen, local shops and other useful facilities. The passenger ferry provides an enjoyable route across the estuary to Padstow and its further selection of restaurants, shops and harbour amenities. The market town of Wadebridge is approximately five

miles away and offers a wider range of supermarkets, independent shops, schools and professional services. Bodmin Parkway provides direct rail services to London Paddington, while Cornwall Airport Newquay offers flights to a range of UK and European destinations.

Services

Mains water, electricity and drainage. Oil-fired central heating.

EPC: C (70)
Council Tax: Cornwall Council – Band D



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