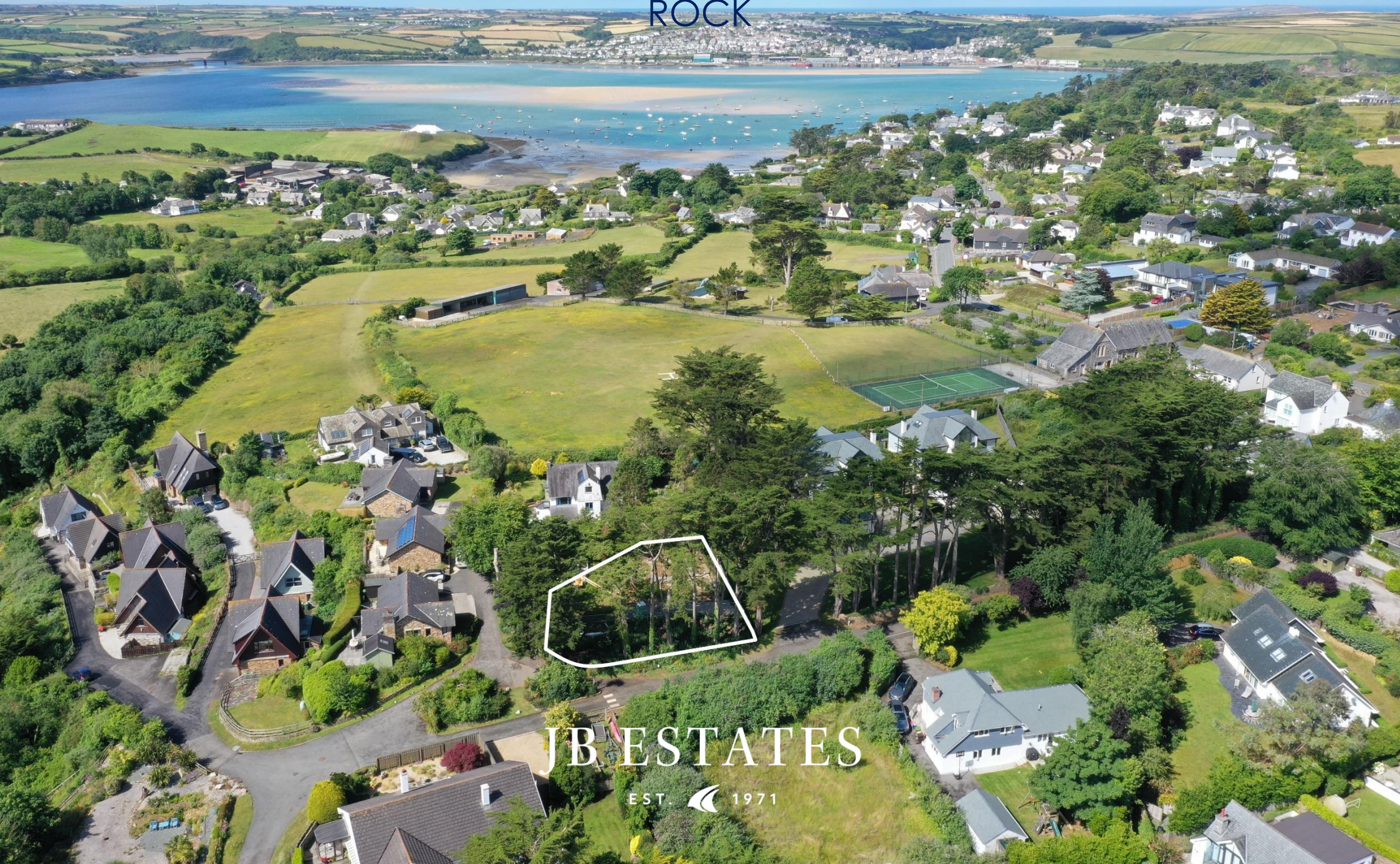


# PLOT ADJACENT TO LOWENVA ROCK



JB ESTATES

EST.  1971



**PLOT ADJACENT TO LOWENVA  
ROCK, PL27 6LQ.**

**A rare and exciting opportunity to secure a large building plot in Rock, with detailed planning permission for a striking 4-bedroom detached dwelling. A tranquil plot with a green outlook located just a stone's throw from Porthilly and Rock beaches.**

- Proposed house approximately 230m<sup>2</sup> with 5 bedrooms and 4 bathrooms.
- Situated moments from Porthilly beach via an adjacent footpath
- Driveway access off Sandyhills Lane, a quiet, tree-lined, and private road.
- Three storey accommodation to maximise countryside views
- Unrestricted property which can be a primary residence, holiday home or investment
- Planning reference PA19/09086

Viewings by appointment  
**GUIDE PRICE: £1,150,000**  
FREEHOLD – Unrestricted

COMPUTER GENERATED IMAGE – FOR INDICATIVE PURPOSES ONLY





## LOCATION

This building plot is located within a stone's throw of Porthilly Cove and Rock Beach, one of the most sought-after locations along the North Cornwall coast. Renowned for its outdoor leisure activities including sailing, water-skiing, gig rowing, windsurfing, golf and scenic coastal walks, the area boasts an abundance of fine sandy beaches including Daymer Bay and Polzeath. The plot is within short walking distance to The Mariners pub and Camel Ski School as well as the shops and grocery stores along Rock Road. Padstow Harbour is easily accessed via the ferry and the market town of Wadebridge is just five miles away and offers a good range of supermarkets, shops, and restaurants.

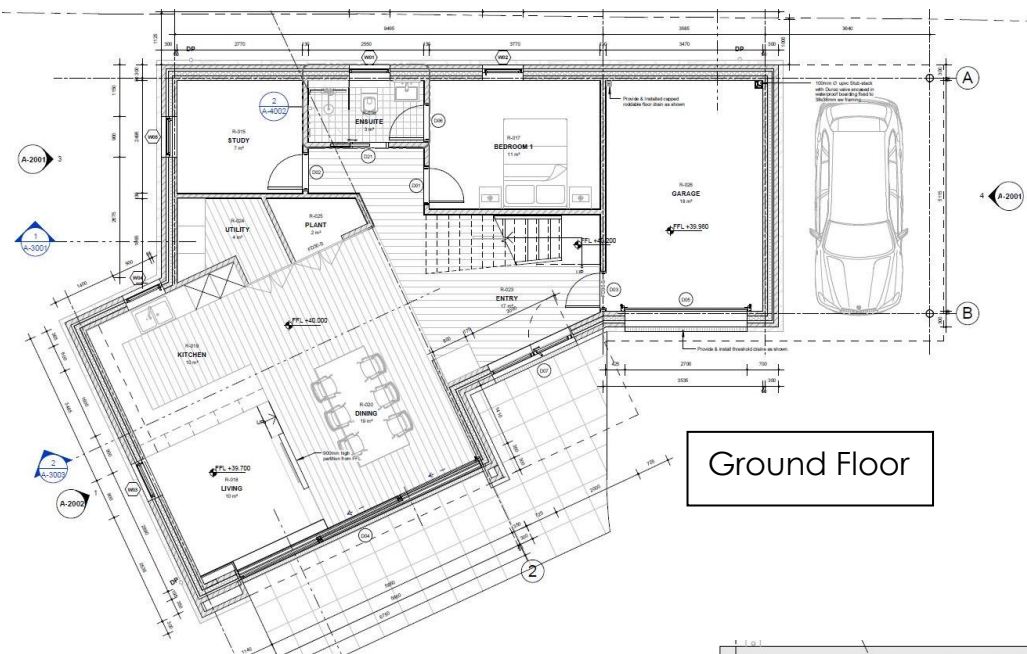
## OUTSIDE

There is outside space at all levels; a garden on the ground floor, a deck on the first floor, a balcony on the second floor accessed via the master bedroom and a separate roof terrace. On the ground floor there is also an integrated garage and carport as well as driveway parking.

VIEW FROM SECOND FLOOR – APPROXIMATE FOR INDICATIVE PURPOSES ONLY





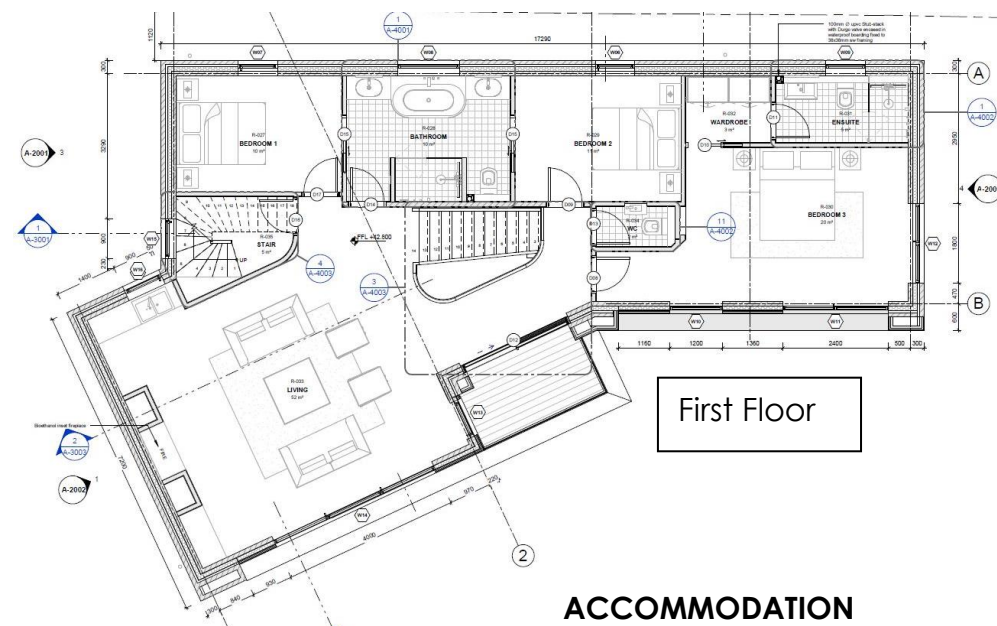


## SERVICES

Mains water and drainage.  
Electricity to be connected nearby. Air source heating.

## PLANNING & TECHNICAL

Detailed planning permission has been granted for an unrestricted dwelling under reference PA19/09086. The Vendor has secured the planning permission in perpetuity by laying the foundations. We understand there is scope to alter the design of the house, subject to planning.



## ACCOMMODATION

GROUND FLOOR: Entrance hall | Open plan living area with access to patio | Double bedroom with en-suite | Study | Pantry/Utility room | Plant room | Integrated garage

FIRST FLOOR: Sitting room with fireplace, kitchenette, access on to the terrace and countryside views beyond | Double bedroom with en-suite and countryside views | Two further double bedrooms sharing an en-suite bathroom | W/C

SECOND FLOOR: Principal bedroom with en-suite, dressing area and private terrace | Further terrace with access from the hallway.

