SPEEDWELL

Tredrizzick – Nr Rock

JB ESTATES

EST. 1971

SPEEDWELL

Tredrizzick, Rock PL27 6PA

A rare opportunity to secure a substantial, detached, five-bedroom family home with additional one bedroom annexe set just a short distance from the ever-popular village of Rock. Situated in an elevated position on the hillside with views across the Cornish countryside, Speedwell would make for a wonderful primary residence, holiday home or investment. EPC Band F.

- An elegant 5-bedroom detached property occupying a private and peaceful position on the outskirts of Rock.
- Separate, detached 1-bedroom annexe with reverse living accommodation. EPC Band D.
- Surrounded by a picturesque country garden with views across the Cornish countryside.
- Driveway parking for at least 3 vehicles.
- Located within minutes of Rock, the Camel Estuary, and the local amenities.
- Currently a private holiday home with scope for holiday letting or for use as a primary residence.
- In all approx. 3,358 sq.ft (312.1 sq.m)

Rock 1 miles, Polzeath 2 miles, Wadebridge 5 miles, Bodmin Parkway 15 miles, Newquay Airport 18 miles, Truro 30 miles, Exeter 66 miles.

Viewings by appointment only

Guide Price: £1,395,000

FREEHOLD

PROPERTY DETAILS

Speedwell presents a rare opportunity to acquire a spacious, period family home just a short distance from both Rock and Polzeath. This five-bedroom property has been lovingly restored by the current owners, enhancing many of the original features such as sash windows, fireplaces, and slate flagstone floors. Positioned on a hill and surrounded by picturesque Cornish countryside, Speedwell is an elegant property set in established, and well-maintained gardens. The property benefits from off road parking for several vehicles and the garage has been converted into a detached one-bedroom annexe. The house is located in the hamlet of Tredrizzick, very close to all the amenities of Rock and just a short drive from the north Cornwall coast.

THE ACCOMMODATION

GROUND FLOOR: Large porch | Generous entrance hall| WC | Sitting room with dual aspect windows and open fireplace | Dining room with bay windows | Large kitchen with door to patio | Larder | Utility/Laundry room with door to rear garden.

FIRST FLOOR: Single bedroom/study | Master bedroom with en-suite bathroom and built-in wardrobes | Twin bunk room | Family bedroom | 2 further double bedrooms

OUTSIDE

The property is set in a private and peaceful position, surrounded by a picturesque, English country garden. Accessed via the driveway with parking for at least 3 vehicles, the property is approached via a gate and a slate flag path, winding through the south-facing garden. The garden boasts a variety of flower beds and mature shrubs and trees, as well as a slate patio terrace, perfect for summer dining. Within the garden, the property enjoys a converted 1-bedroom annexe called Old Ivy.

SERVICES

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

OLD IVY – THE ANNEXE

Old Ivy is a comfortable 1-bedroom annexe, that would suit as ancillary accommodation for friends and family or as a holiday let. Benefitting from reverse living accommodation, the annexe provides an open plan living/ kitchen/ dining room on the first floor, with vaulted ceilings and roof lights that flood the space with natural light. The main living room also enjoys French doors with a Juliet balcony with another door that leads out to a small balcony overlooking the garden. EPC Band D. 797 sq.ft (74.1 sq.m) approx. **Agents Notes**: The external staircase to the balcony above has been removed.

THE ACCOMMODATION

Converted in 2016, this two-storey annexe is set at the bottom of the garden and accessed via a garden footpath. The annexe comprises of:

GROUND FLOOR: Entrance hall | Generous double bedroom | Shower room | Stairs up to

FIRST FLOOR: Spacious open plan living/ kitchen/ dining room with vaulted ceilings, rooflights, Juliet balcony, door out to raised balcony with glass balustrade | Family bathroom.

OUTSIDE

The property enjoys shared use of the south-facing garden of Speedwell as well as driveway parking to the front of the property. The annexe has a slate patio to the front alongside the entrance, with a balcony above, offering two options for al-fresco dining.

SERVICES

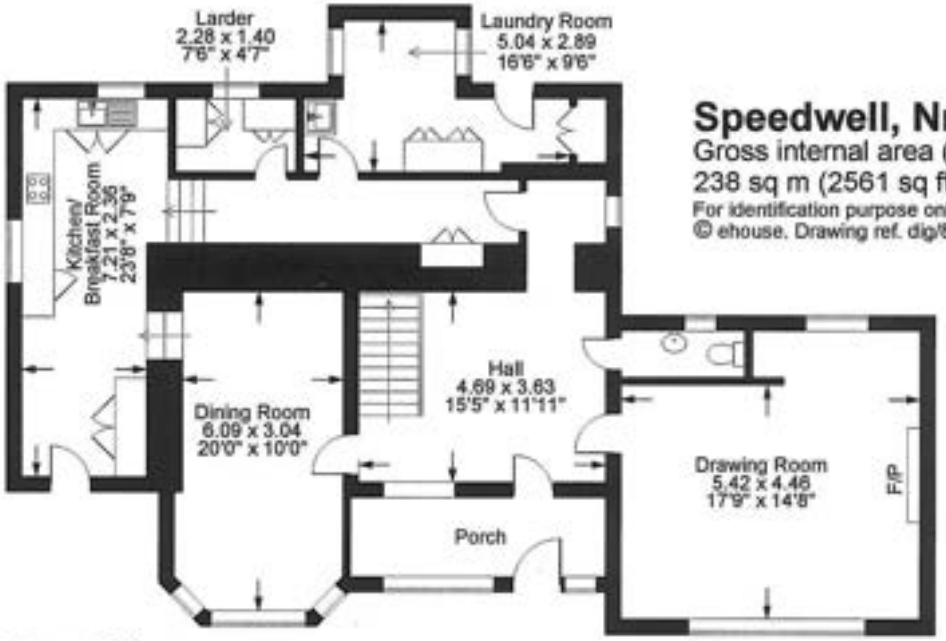
Main's water, electricity, and drainage. Electric heating.

LOCATION

Tredrizzick is a quiet hamlet just a few minutes' drive from the lovely sandy beaches and coves around Rock, Daymer and Polzeath. Positioned between Rock and St Minver, it has a mix of main residences and holiday homes and is well positioned to access the local amenities. Rock is a short 1.7-mile walk and is a mecca for water sport enthusiasts and foodies alike. In close proximity is the world-famous surfing location of Polzeath as well as the renowned St. Enodoc Golf Club which offers two challenging 18-hole courses. There are wonderful footpaths over coastal and inland areas. Most everyday shopping requirements can be met in Rock but Wadebridge, with its market town amenities is only five miles distant.

Old Ivy

Total area: approx. 74.1 sq. metres (797.3 sq. feet)



Speedwell, Nr Rock

Gross internal area (approx.)
238 sq m (2561 sq ft)
For identification purpose only. Not to scale.
© ehouse. Drawing ref. dig/8046333

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