

TENNESSEE
ROCK



TENNESSEE

ROCK ROAD

ROCK

PL27 6NW

Tennessee is an impressive 5 - bedroom home tucked away just off Rock Road. This well-thought-out property benefits from private gardens and a separate studio apartment with double garage below.

EPC Band C.

- Master suite, 3 further bedrooms (1 en suite), family bathroom
- Open plan living with bespoke feature oak staircase
- Annexe with double garage below with electric up and over wooden doors
- Private fully walled, well maintained gardens accessed via a long driveway and served by electric gates
- Moments away from the village amenities and a 15-minute walk to Rock and Porthilly beaches
- **All in approx. 4874 sq. ft / 462sq m**

Polzeath 2.5 miles, Wadebridge 6 miles, Bodmin Parkway 17 miles, Newquay Airport 19 miles – all distances approximate





THE PROPERTY

Tennessee is a striking property, nestled in a leafy position away from the hustle and bustle of Rock village. This 5-bedroom house has an open plan kitchen/dining room, separate snug along with a spacious family living room. Tennessee showcases a sophisticated blend of traditional materials and contemporary flair. The property includes a well-presented studio flat, a double garage, conservatory, well-groomed gardens and an idyllic summer house.

LOCATION

Rock is a favoured residential and holiday village best known for its mild climate and outdoor leisure facilities. Acclaimed as one of Cornwall's major sailing centres, conditions are also ideal for water sports as diverse as water-skiing and windsurfing. The renowned St. Enodoc Golf Club offers two challenging 18-hole courses, and there is wonderful walking country over coastal and inland routes. Most everyday shopping requirements can be met within the village, but Wadebridge, with its town amenities, is only five miles distant. The main line railway station is at Bodmin Parkway, approximately 15 miles, and Newquay airport is approximately 20 miles.

SERVICES

Mains water, electricity

THE ACCOMODATION

GROUND FLOOR: Entrance hall with grand staircase | open plan kitchen/dining/living room | additional large family living room | study | shower room | utility room with WC.

FIRST FLOOR: Master bedroom with en suite and walk-in wardrobe | 3 further double bedrooms (1 with en suite), two with built-in wardrobes | family bathroom | Large airing cupboard.

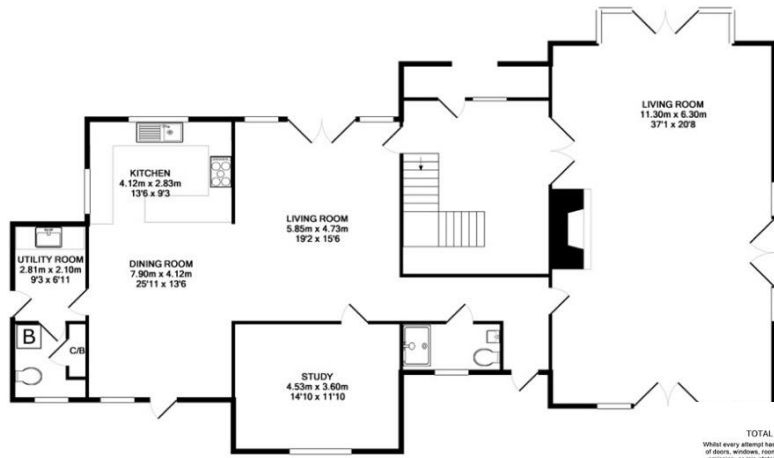
ANNEXE: Conservatory | studio apartment with built-in kitchen | bathroom | double garage below.

PROPERTY SPECIFICATION

- Solid oak wood flooring throughout and bespoke oak and black walnut feature staircase
- Electric underfloor heating in all bathrooms (excluding annexe) and utilities
- Zip tap and quartz worktop
- Central vacuum system.
- System air mechanical ventilation heat recovery system with 'whole house cooling' throughout
- New oil tank
- BT Infinity and Sky
- Loft boarded and plastered, ready to be renovated into a hobby room
- Annexe with fully fitted kitchen with white-goods included in the sale and garage with dryer and fridge

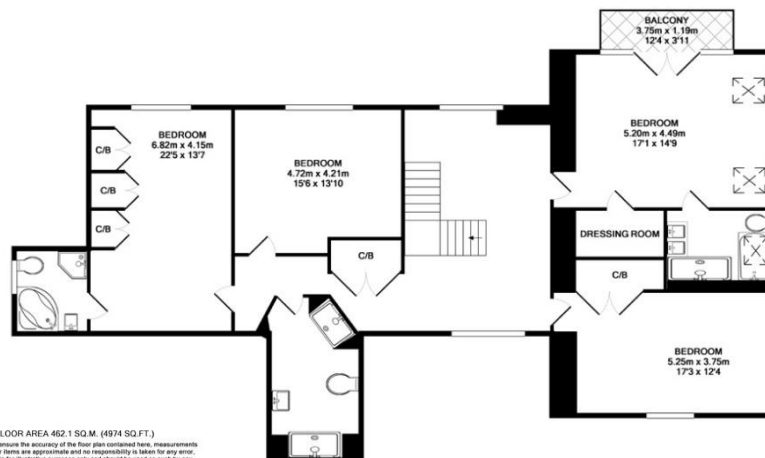




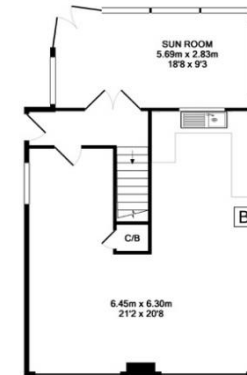


GROUND FLOOR
APPROX. FLOOR
AREA 194.2 SQ.M.
(2091 SQ.FT.)

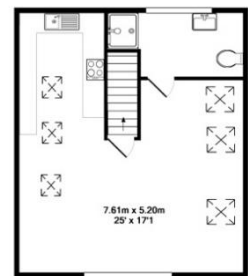
TOTAL APPROX. FLOOR AREA 482.1 SQ.M. (4974 SQ.FT.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximations and the responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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1ST FLOOR
APPROX. FLOOR
AREA 155.6 SQ.M.
(1674 SQ.FT.)



GARAGE
APPROX. FLOOR
AREA 63.5 SQ.M.
(684 SQ.FT.)



ANNEXE
APPROX. FLOOR
AREA 48.8 SQ.M.
(525 SQ.FT.)