Bond Oxborough Phillips

Changing Lifestyles

Lindisfarne
Tredrizzick
PL27 6PD

BRITISH PROPERTY AWARDS 2025

GOLD WINNER

ESTATE AGENT IN WADEBRIDGE & ROCK



Starting BID - £600,000







Lindisfarne, Tredrizzick, PL27 6PD

A spacious four-bedroom detached home in a sought-after coastal setting, offering generous living accommodation, wraparound gardens, ample parking and excellent potential to create a wonderful home near Rock and the Camel Estuary.

- Four-bedroom detached home on a generous corner plot in Tredrizzick
- Spacious sitting room with feature fireplace and garden access
- Separate dining room with patio doors and bedroom lift access
- Fitted kitchen with direct garden access
- Three double bedrooms and a versatile single bedroom/ study
- Countryside views from the first-floor bedrooms
- Family bathroom and ground floor W.C.
- Low-maintenance wraparound gardens with patio and lawn
- Private driveway parking for three vehicles
- Detached double garage
- Excellent scope to modernise and add your own stamp
- Council Banding - E
- EPC - D







Lindisfarne is a well-proportioned four-bedroom detached home, occupying a generous corner plot in the highly desirable hamlet of Tredrizzick, just moments from Rock and the beautiful Camel Estuary. Having been a much-loved family home for many years, the property offers spacious accommodation throughout and presents an exciting opportunity for its next owners to modernise and create a home tailored to their own tastes.

Stepping inside, you are welcomed by a spacious entrance hall that provides access to the principal living accommodation. A useful built-in cupboard houses the boiler while also providing excellent storage for coats, shoes and everyday household items. The sitting room is generously proportioned and centred around a feature fireplace, creating a warm and inviting atmosphere. Patio doors open directly onto the rear garden, allowing natural light to flood the room while seamlessly connecting the indoor and outdoor spaces.

The kitchen is fitted with a range of units and enjoys direct access to the garden, making it perfectly positioned for everyday family life. Adjacent is the separate dining room, an excellent space for entertaining or family meals, which also benefits from patio doors leading outside. A compact lift has been thoughtfully installed within the dining room, providing direct access to one of the first-floor double bedrooms, offering flexibility for those with accessibility requirements or multi-generational living. Completing the ground floor is a convenient cloakroom.

Upstairs, the accommodation continues with four bedrooms. The principal double bedroom is served by the lift, while two further double bedrooms enjoy pleasant countryside views, one of which is currently arranged as a home office. A comfortable single bedroom provides additional versatility as a child's room, study or hobby space. Three of the four bedrooms benefit from fitted wash basins, offering excellent practicality and presenting an ideal opportunity for purchasers wishing to create en-suite facilities, subject to any necessary works. The bedrooms are served by a well-appointed family bathroom.

A particularly appealing feature of the property is the substantial loft space, which provides exceptional storage and offers exciting potential for conversion into additional accommodation, subject to the necessary planning permissions and building regulations.

Outside, Lindisfarne occupies an enviable corner plot with gardens wrapping around the property, creating a wonderful sense of space and privacy. The gardens have been designed for ease of maintenance, incorporating lawn, gravelled areas with mature coastal planting and established hedging, while the rear patio provides an ideal setting for outdoor dining and entertaining, with direct access from the kitchen, dining room and sitting room.

To the front, a private driveway provides parking for at least three vehicles and leads to a detached double garage, offering excellent storage, workshop potential or further versatility.

Situated just five minutes from the golden beaches of Rock, the sailing waters of the Camel Estuary and an excellent selection of local amenities, Lindisfarne presents a fantastic opportunity to acquire a spacious family home in one of North Cornwall's most sought-after locations. With generous accommodation, a superb corner plot, a substantial loft offering future potential, and scope to modernise and personalise throughout, this is a property that can truly be transformed into an exceptional long-term family home. Early viewing is highly recommended.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

Changing Lifestyles

Lindisfarne enjoys a superb position in Tredrizzick, a highly desirable and peaceful location just outside the renowned coastal village of Rock on Cornwall's stunning north coast. Set within beautiful countryside yet only minutes from the Camel Estuary, the property offers an enviable combination of rural tranquillity, coastal living and convenient access to some of the county's most sought-after destinations.

Rock is famed for its sandy beaches, sailing waters and relaxed coastal lifestyle. The village provides a range of local amenities including a village shop, cafés, restaurants, a delicatessen, golf course and access to water sports on the Camel Estuary. The nearby ferry service across the estuary provides a scenic link to the historic harbour town of Padstow, renowned for its picturesque harbour, independent shops and celebrated culinary scene.

The surrounding area offers an exceptional choice of beaches and coastal walks, with Daymer Bay, Polzeath, Porteath and Harlyn Bay all within easy reach. The Camel Trail, a popular walking and cycling route, follows the beautiful Camel Estuary and provides miles of traffic-free enjoyment through some of North Cornwall's most spectacular scenery.

The market town of Wadebridge is approximately a short drive away and offers a wide range of everyday facilities, including supermarkets, independent shops, cafés, restaurants, schools, healthcare services and leisure amenities. Further afield, the A39 provides access to the wider county, while Newquay Airport and mainline rail connections at Bodmin Parkway offer convenient transport links.

Combining the beauty of the Cornish coast with excellent local amenities and a welcoming community, Tredrizzick and the surrounding Rock area remain among North Cornwall's most desirable locations, making Lindisfarne an ideal choice for those seeking a coastal lifestyle or a permanent family home.





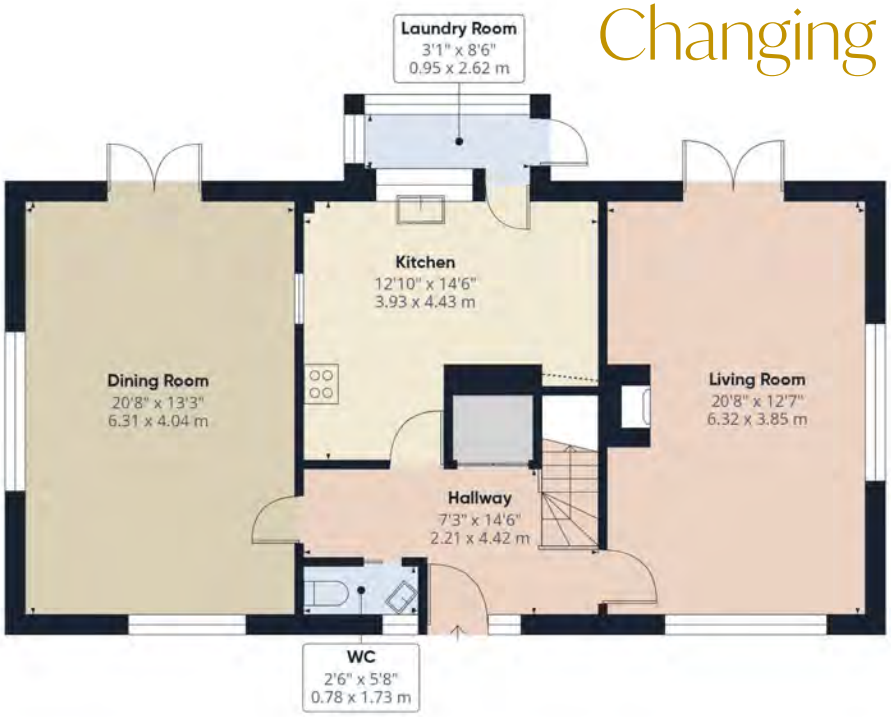




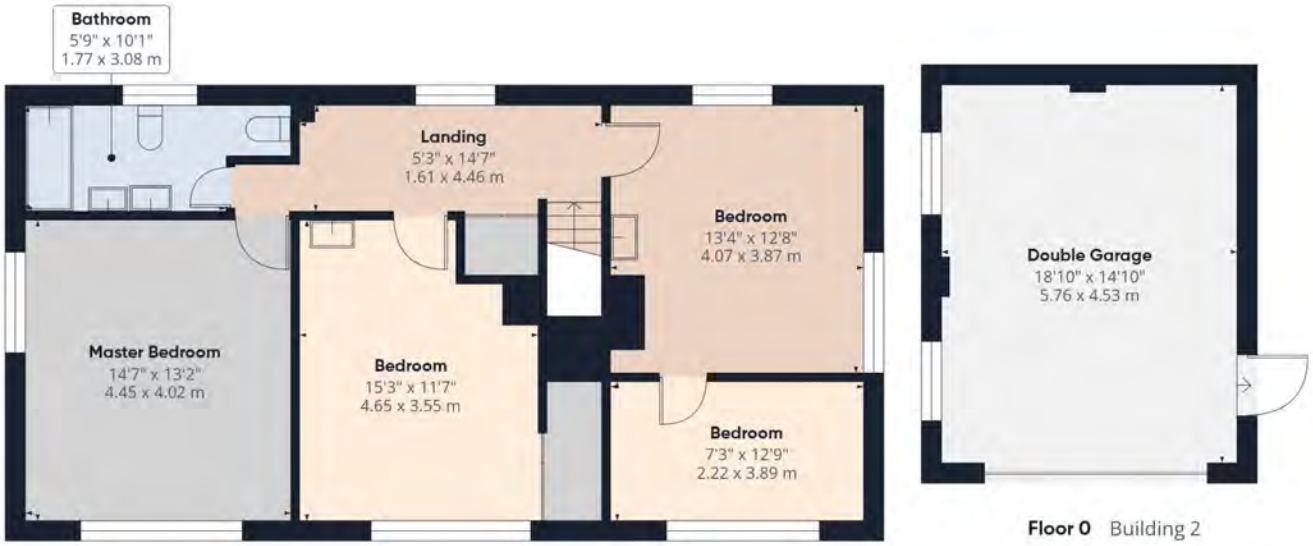


Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on **01208 814055** for more information or to arrange an accompanied viewing on this property.

Virtual Tour:



Floor 0 Building 1



Floor 1 Building 1

Floor 0 Building 2

Have a property to sell or let?

If you are considering selling or letting your home, get in contact with us today on 01208 814055 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will recieve a referal fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

PLEASE NOTE
Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose.

We carry out this through a secure platform to protect your data. Each purchaser will be required to pay £29.99 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.