

THE BLUE HOUSE



H Tiddy



THE BLUE HOUSE

PORTLOE, TRURO, CORNWALL, TR2 5QZ

A chic and tasteful Grade 11 Listed Cottage, perched just above the harbour in this historic and unspoilt Cornish fishing village, enjoying spectacular views over the pretty harbour and out to miles of open sea.

ACCOMMODATION SUMMARY

(GROSS INTERNAL FLOOR AREA: 571 SQ FT (53 SQ M))

Ground Floor: Bespoke Kitchen with Neff appliances, Living Room with vaulted beamed ceiling, stripped oak floor, creamed wood panelled walls, fireplace and log burner, Utility Room with sink and WC.

Lower Ground Floor: Lower Hall, 2 Bedrooms with sea views, Luxury Wet Room with underfloor heating, contemporary sink and taps plus a 'drench' overhead shower.

Outside: Fore Garden, Entrance Courtyard, Fabulous Private Sun Terrace with captivating and panoramic views, Lime Kiln ideal for boating regalia storage.

LOCATION SUMMARY

(Distances and times are approximate)

Portloe Harbour and the South West Coastal Path: 70 yards. The Ship Inn: 160 yards. Carne Beach: 2 miles. Veryan: 1.5 miles. Tregony: 4 miles. Bus Stop: 10 yards (regular Bus Service (No.51) to Veryan, Tregony and St Austell). Truro: 12 miles. St Mawes: 11 miles. Cornwall Airport Newquay: 30 miles (regular flights to London and other UK regional airports). St Austell: 12 miles (London Paddington 4.5 hours by rail).

Viewing only by appointment with H Tiddy



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Portloe

Portloe is located on the south west coastal path and is considered by many as one of the prettiest coastal villages in Cornwall. Situated in a steep sided valley has meant that it has managed to escape development over the years and many buildings differ little from when they were built. Sir John Betjeman said Portloe is “One of the least spoiled and most impressive of Cornish fishing villages”.

Portloe’s name developed from the Cornish Porth Logh meaning “cove pool”. The naturally sheltered position meant that the village grew in the seventeenth and eighteenth centuries as a busy pilchard fishing port. Smuggling, as elsewhere in Cornwall, has played a part in Portloe’s history. The village’s beauty has made it a popular film location over the years.

The exclusive Luggar Hotel and restaurant is nestled right in the centre of the village at the top of the harbour slipway. Heading west up the hill the Ship Inn dishes up food and ale in a relaxed atmosphere. In the centre is a pretty church. Nearby, the village of Veryan provides a primary school, Church, mini-market / post office and public house. St Mawes and Tregony have more comprehensive facilities. Carne Beach, owned by the National Trust, offers a wide expanse of clean sand and safe bathing.

Cornwall

Cornwall has been enjoying a renaissance, especially post COVID-19 lockdown. The county recently leapfrogged London to be recently crowned by rightmove as the top area in the UK for the most online property searches over the last year. The Duchy offers a range of accessible attractions such as the Eden Project, the National Maritime Museum, the Lost Gardens of Heligan, and the Tate Gallery. The Cathedral City of Truro is the main financial and commercial centre of Cornwall. It has a fine range of stores, private schools, college and the main hospital in the county (RCH Treliske). Both Falmouth University and Cornwall Airport at Newquay are rapidly expanding. Fine dining Michelin star and celebrity chef





restaurants are in abundance, including Rick Stein (Padstow), Nathan Outlaw (Port Isaac), Paul Ainsworth (Padstow and Rock). Rising stars on The Roseland are Olly Pierrepont at the Driftwood, Rosevine and Dorian Janmaat at the Idle Rocks, St Mawes.

Description

This charming cottage has been renovated and restored in years gone by to high quality specifications yet the property has remained sympathetic to its heritage. The Blue House was more than likely built in the mid 19th Century and is steeped in history. Of particular interest is the circa 18th Century Lime Kiln which is built in to the hill and located below the sun terrace. This semi-circular vault has recesses to the rear and side which were used as standing areas to rake out the lime created from thermally decomposed limestone. The lime was then used as a material to make plaster and mortar for building construction.

The Blue House has been rented on a holiday basis via "Boutique Retreats" for a number of years and has an excellent letting record with figures grossing approximately £25,000 to £30,000 per annum.

The Blue House

The accommodation in this unique home is cleverly reversed with two lovely bedrooms on the lower ground floor both enjoying views to the sea. The smaller of the two bedrooms currently has a double bed, but could be replaced with bunks for children. There is also a fabulous wet-room to wash away sand and salt from the days outing.

The main living space is set out on the upper ground floor with a vaulted ceiling, wood-burner and twin windows allowing the room to be filled with light. The views to the harbour and sea are terrific and have to be experienced first-hand to fully appreciate. The stylish kitchen, complete with integrated dishwasher and fridge / freezer, is beautifully set out inviting many a culinary delight. There is also a useful utility complete with a sink, wc and space for a washer / dryer.



Outside

The inspiring views can be even better enjoyed from the spacious and private sun terrace set just off the kitchen and accessed from the pretty entrance courtyard. The panorama from the sun terrace spans over the harbour and along the coast allowing you to watch the fishermen bringing in their days catch. Included in the sale and located below the sun terrace is a fascinating limekiln that provides excellent outside lockable storage, ideal for canoes or fishing / boating equipment. Located off the main bedroom as an attractive walled fore garden.

General Information

Services: Mains water, electricity and drainage. Television points. Telephone and superfast broadband. Electric heating. (The electrical circuit and appliances etc have not been tested by the agents).

Energy Performance Certificate Rating: F (An application can be made to the "PRS Exemptions Register" since the property is Grade 11 Listed)

Fixtures, fittings, contents and furniture: With the exception of the seller's personal belongings, all are available by separate negotiation.

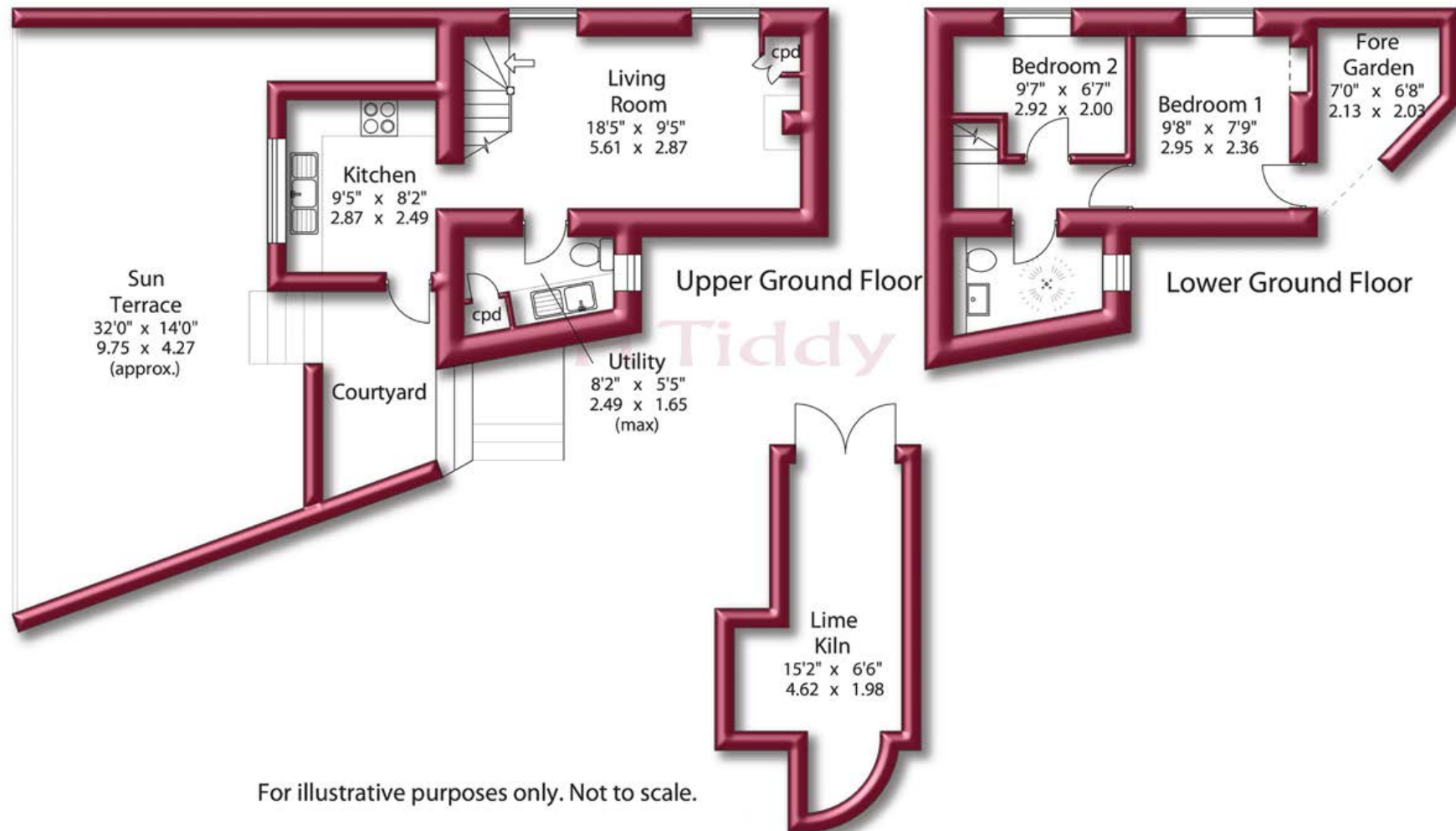
Tenure: Freehold.

Land Registry Title Number: CL157037

Viewing: Strictly by appointment with H Tiddy. Changeover days are Fridays for access/viewing purposes during the weeks the property is holiday let.



The Blue House
Approx Gross Internal Floor Area = 571 Sq. Feet
= 53.0 Sq. Metres



For illustrative purposes only. Not to scale.

Important Notice

Every effort has been made with these details but accuracy is not guaranteed and they are not to form part of a contract. Representation or warranty is not given in relation to this property. An Energy Performance Certificate is available upon request. All negotiations must be with H Tiddy. Before proceeding to purchase, buyers should consider an independent check of all aspects of the property.

General Data Protection Regulations: We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our office in St Mawes.



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