

## Cowries, The Lugger, Portscatho TR2 5HE.



An exceptionally rare and unusual opportunity to purchase a building situated cliffside along The Lugger in Portscatho. The building has huge potential for a number of uses such as a store for sailing or beach equipment, an artist's space or studio, reading or writing space, workshop or even just to use as a beach hut. We expect a number of potential buyers to be interested, especially those with homes in Portscatho or surrounding villages. Beautiful uninterrupted views can be enjoyed out of the dual aspect building, one window looking towards Gull Rock and far-reaching sea views and the other window looking over the harbour and village of Portscatho.

Offers in the region of **£50,000**

Viewing only by appointment with H Tiddy



**Agents note:**

There is an outdoor tap connected to the hut which we have been advised belongs to the building. There is no electricity connected. The boundary is the footprint in which the property sits. Currently there is a log burner installed with a chimney flue out. There is lapsed planning permission for a shower and W/C to be installed to create a 'beach hut'.



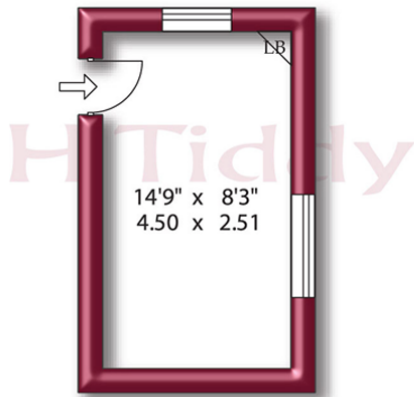








Approx Gross Internal Floor Area = 122 Sq. Feet  
 = 11.31 Sq. Metres



For illustrative purposes only. Not to scale.

**Notice:** Every effort has been made with these details but accuracy is not guaranteed. They are not to form part of a contract. Representation or warranty is not given. All negotiations must be with H Tiddy. GDPR: 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 at any time by informing us either by email or in writing at our office in St Mawes.