



Gulls Perch



## Gulls Perch

*A charming and tastefully appointed period seaside retreat with beautiful harbour, sea and countryside views. This stylish traditional cottage combines character features with a chic interior in a stunning and relaxing location. The cottage benefits from a sun terrace and further terraced rear gardens amounting to circa 0.2 acre, providing arguably the best views in Portloe.*

## Accommodation Summary

### Ground Floor

Kitchen / Dining Room, Living Room, Utility Room

### First Floor

Main Bedroom with glorious harbour views, 2nd Double Bedroom, stylish Shower Room.

### Outside

Sun Terrace, Large terraced rear gardens with stepped access and stunning views. Two parking spaces held on a 999 year lease.





## Description

Gulls Perch is a charming end of terrace quintessential fisherman's cottage. Believed to date back to circa 1795, Gulls Perch is thought to have originally been two cottages highlighted by the presence of the two feature inglenook fireplaces. Sympathetically updated in recent years, this light and airy home has many interesting old character features such as panel doors, beamed ceilings, and granite inglenook fireplaces with clome ovens which blend with elegant modern comforts including double-glazed wooden sash windows, composite stable-style external doors and tiled floors in the living room and modern shaker style kitchen / dining room. This property is pleasantly located in a conservation area in what is often considered one of the most unspoilt villages in Cornwall. Externally, the part lime washed and exposed stone walls naturally blend on to the front south facing sun terrace.

## The Views

With a southerly aspect and elevated position, the main bedroom and outside sun terrace provide sea views over towards Portloe Harbour. From the upper garden terrace, the views are arguably the best in Portloe, providing glorious 180-degree sea and countryside views over the Harbour and the unspoiled National Trust owned Jacka Point and beyond.



## Gulls Perch

Upon entering through the composite stable-style front door into the kitchen, one will be initially impressed with the kitchen which features open beams and stone inglenook fireplace with granite lintel and clome oven. The shaker style kitchen has been carefully laid out with ample storage, integrated appliances and space for a dining table. The living room is generous yet cosy, again with a feature stone inglenook fireplace with inset log burner, beamed ceiling and large understairs cupboard. A door leads to the utility room which has ample space for a tumble drier, as well as a large storage cupboard. With composite stable-style external door, the utility room provides the perfect place to store wet and sandy shoes and coats, as well as to dry off wet dogs and children!

A staircase rises from the living room to the first-floor landing, with doors to the two double bedrooms and family shower room. The main bedroom is a generous size, easily housing a king-sized bed, and has a delightful picture window with views over Portloe harbour. The second bedroom is a light and bright double, with beautifully finished exposed floorboards. The family shower room features a rainforest-style shower, and has a contemporary finish.

The South facing large sun terrace has been designed to maximise the wonderful vista, ideal for sun-bathing, relaxing and alfresco dining. The elevated rear garden is a major attraction of the cottage; terraced and landscaped for ease of maintenance and privacy. It offers the green-fingered buyer a myriad of opportunities to create their own haven, with ample space for fruit and vegetable growing, laying to lawn, or creating a unique seaside garden. Subject to any necessary planning consents, there is the potential to add a log cabin or similar to provide further accommodation or simply as a home office or peaceful hobbies space.

Gulls Perch has the added rarity of two parking spaces, located just behind The Ship Inn pub, held on a 999 year lease.

The property is currently being used as an exceptionally successful year-round holiday let, with over 160 5\* reviews on AirBnB and booking.com.



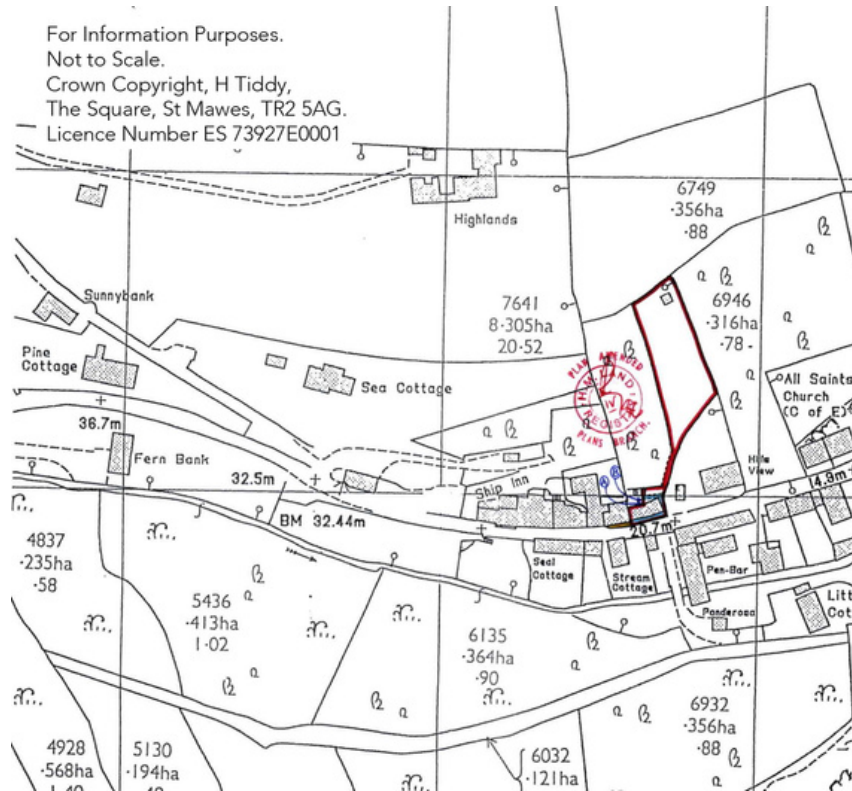






## Summary

An ideal holiday retreat, Gulls Perch is equally suitable for permanent occupation. Decorated in relaxing neutral shades, viewing internally is strongly advised to appreciate the views, character and contemporary style this charming home offers.





## Location Summary

(Distances and times are approximate)

South West Coastal Path: 130 yards. Bus Stop: 100 yards (no 51 bus to St Austell via Veryan and Tregony). The Luggier Hotel: 150 yards. Portloe Harbour: 150 yards. The Ship Inn Public House: 42 yards. Veryan Post Office and Stores: 1.3 miles. Carne Beach: 2.3 miles. Truro: 10 miles. Cornwall Airport Newquay: 22 miles (flights to London, other UK Regional Airports and European Destinations). St Austell: 12 miles (London Paddington 4.5 hours by direct train).

## Portloe

Portloe is a very attractive, protected and unspoilt fishing village, located on the Roseland Peninsula, an Area of Outstanding Natural Beauty with safe sailing waters. It has a fine hotel, a public house, bus service and Fibre Broadband. The village of Veryan is approximately 1.5 miles, and provides a primary school, Church, mini-market / post office and public house. St Mawes and Tregony have more comprehensive facilities and are approximately 10 miles and 5 miles away respectively. Carne Beach, owned by the National Trust, offers a wide expanse of clean sand and safe bathing and is about 2.3 miles away. The market town of St Austell and Cathedral City of Truro are about 10 miles away, Truro being the commercial and judicial centre for Cornwall. It also has a main line inter-city railway link, with branch services to the port of Falmouth.

## Cornwall

The Duchy of Cornwall 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 has a fine range of stores, private schools, college and the main hospital in the county (RCH Treliske). Both Falmouth University, Truro College and Cornwall Airport at Newquay are rapidly expanding.

## Fine Dining Restaurants

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 Peninsula include Simon Stallard at The Hidden Hut on Porthcurnick Beach and The Standard Inn in Gerrans, Paul Wadham at Hotel Tresanton, St Mawes, Matt Haggath at the Idle Rocks, St Mawes and Michael Golez at The Luggier Hotel in Portloe.



Portloe, The Jacka, Veryan Bay and



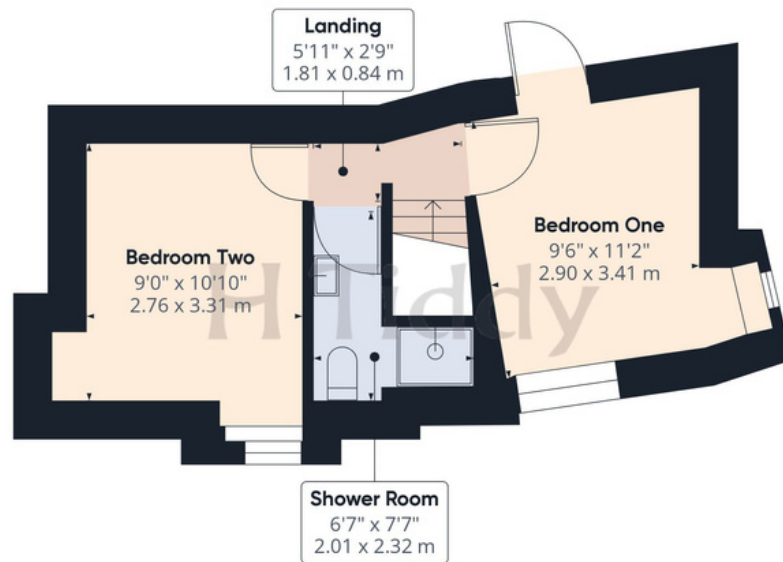
Portloe Harbour



Carne Beach, The Roseland Peninsula



Ground Floor



Floor 1

Approximate total area<sup>1)</sup>

613.8 ft<sup>2</sup>

57.02 m<sup>2</sup>

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



## Gulls Perch

Portloe  
Cornwall  
TR2 5RA

### General Information

**Services and Specifications:** Mains water, electricity and drainage. Freesat satellite dish. Telephone and Broadband. Double Glazed Windows and Doors with remainder of 10-year FENSA guarantee.

**Energy Performance Certificate Rating:** TBC

**Council Tax Band:** Exempt. Currently Business Rated.

**Ofcom Mobile Area Coverage Rating:** Good

**Broadband:** FTTP Ultrafast Broadband is available. Openreach predicted max download speeds: Ultrafast (FTTP) 1000 Mbps; Superfast (FTTC) 10 Mbps; Standard 24 Mbps.

**GOV.UK Long Term Flood Risks:** River/Sea: Very Low. Surface Water: Very Low.

**Tenure:** FREEHOLD.

**Land Registry Title Number:** CL111590

**Years Left on Lease for Parking Spaces:** 997 years

**Service Charge for Parking Spaces:** circa £100 per space - 2 spaces

**Viewing:** Strictly by appointment with H Tiddy.

## H Tiddy Estate Agents

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### 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. The electrical circuit, appliances and heating system have not been tested by the agents. All negotiations must be with H Tiddy. Before proceeding to purchase, buyers should consider an independent check of all aspects of the property. Further information on mobile coverage and broadband availability is found on ofcom and openreach 'checker' websites. Visit the Gov.uk website to 'check long term flood risks'.

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