



## **2 DORMER VILLA, THE SQUARE, PORTSCATHO, TR2 5HW.**

### Accommodation

Ground Floor: Front Entrance, Open Plan Living Dining Kitchen,  
Utility Room, Shower Room.

First Floor: Landing, 3 Bedrooms (one with En Suite Shower Room),  
Family Bathroom.

Outside: Parking to Front, Patio and Garden to Rear.

GUIDE PRICE: **£725,000**

Ref 2578

Viewing only by appointment with H Tiddy

2 Dormer Villa is a newly renovated character cottage located in the centre of Portscatho with stunning sea and coastal views out towards Gull Rock and Nare Head. The property has been beautifully refurbished throughout to an exceptionally high quality that is in keeping with the character and charm but also offers a sense of contemporary high-end décor. The cottage offers off-road parking which is incredibly rare so close to the harbour and central village amenities in this very popular coastal village. The beach and harbour are merely circa 100 yards away with many of the popular shops and amenities on your doorstep.

Downstairs comprises a spacious open plan kitchen dining room with a living area to the front. Leading off the kitchen to the rear is a utility room and also a shower room. A glazed door from the utility room takes you out to a paved patio area with covered well and raised lawned area, an enclosed south west facing escape with plenty of privacy. Planning permission exists for a conservatory to be built.

Upstairs to the front is a spacious double room with High open beamed ceilings and stunning views across rooftops to Gerrans Bay, Gull Rock and Nare Head. There are two further bedrooms to the rear of the cottage with Bedroom 2, having an en suite shower room. There is also a spacious family bathroom with roll top bath and high open beamed ceiling.

Due to the nature of this lovely home and its location, it would make a superb permanent home and also an excellent investment with a lucrative holiday letting income for those looking for a coastal property within this popular sought-after village.

**Location Summary** – (distances and times are approximate) Beach: 100 yard walk. Bus stop: 75 yards (Number 50 bus to St Mawes, Tregony and Truro). St Mawes: 4 miles (20 minutes pedestrian ferry to Falmouth). King Harry Car Ferry: 5 miles. Truro: 9 miles by car ferry or 15 miles. St Austell: 15 miles (London Paddington circa 4.5 hours by rail). Falmouth: 15 miles by car ferry. Cornwall Airport Newquay: 24 miles, daily flights to London (70 minutes).



### Location – Portscatho

Portscatho is an attractive, unspoilt coastal village in the outstanding natural beauty of the Roseland Peninsula. It has a small harbour, safe beaches, lovely country and cliff walks, and sailing and other facilities within easy reach. There are sufficient shops for day to day and other needs, a Post Office, 2 pubs and a restaurant. In addition there is a Church, Doctors' surgery and Squash club. The local primary school is less than half a mile distant.

Nearby, the enchanting south facing harbour village of St Mawes is found on the eastern side of the Fal Estuary, in an Area of Outstanding Natural Beauty, with much of its surroundings owned by the National Trust. The village is centred round its quaint harbour, its own beaches and Castle. It has a wide range of amenities, which are open all year, including a bank, butchers, bakers, convenience store, post office / newsagent, doctors, hairdressers, dentist, pharmacy, village hall, church, delicatessen and clothing shops including Fat Face. The village also has two public houses, and an excellent range of cafes, restaurants, art galleries, gift and ice cream shops.

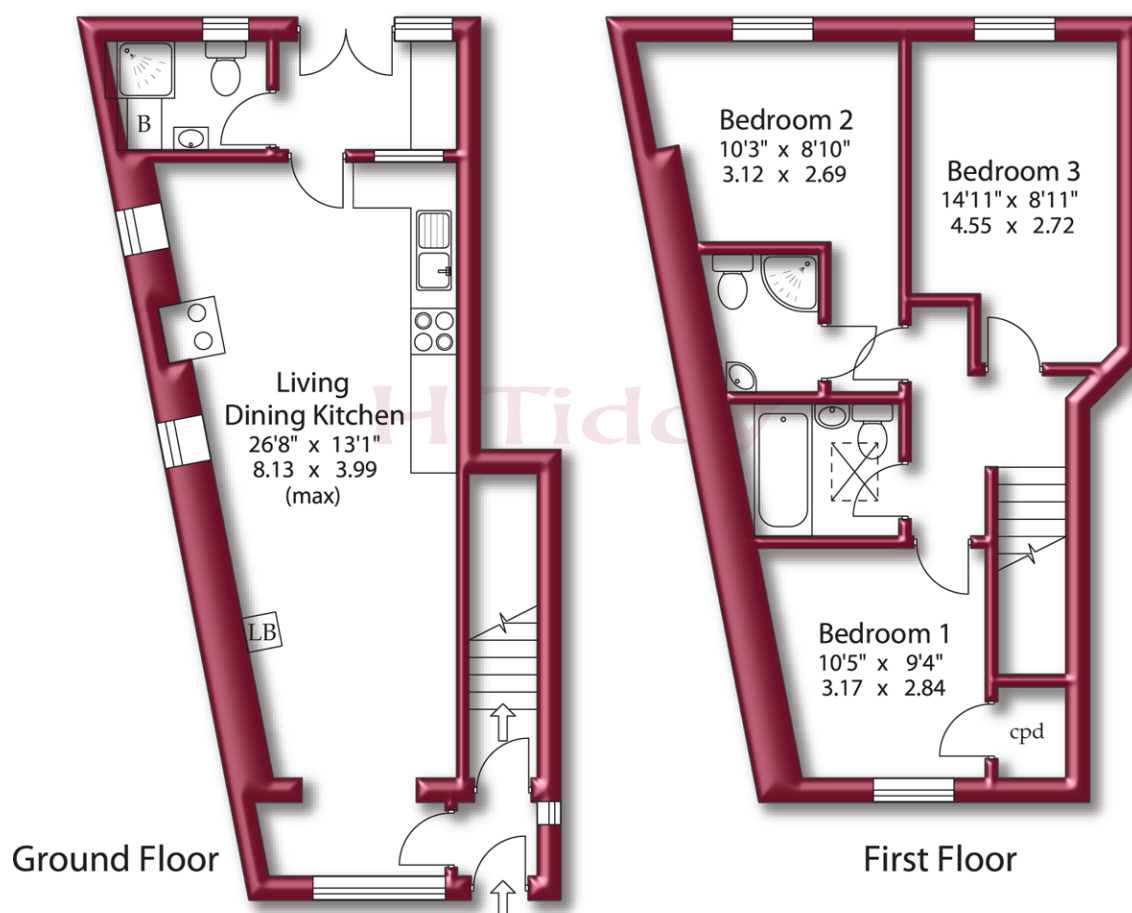
### Cornwall

In a wider context, Cornwall has been enjoying a renaissance, especially post Brexit. It 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 (Falmouth and Padstow), Nathan Outlaw (Port Isaac), Paul Ainsworth (Padstow), and Olly Pierrepont at the Driftwood, Rosevine.





Approx Gross Internal Floor Area = 962 Sq. Feet  
= 89.3 Sq. Metres



For illustrative purposes only. Not to scale.

## General Information

### Services

Mains water, electricity and drainage. Oil fired central heating. Telephone and television points. Under planning application no PA19/01880, there is planning permission for a Conservatory to be constructed at the back of the property off the utility room.

NB: the electrical circuit, appliances and heating system have not been tested by the agents.

Energy performance certificate rating - E. Council Tax – Business Rated.

### 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.

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