

# SEASCAPE



H Tiddy

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PORTSCATHO, CORNWALL, TR2 5AF

*Breath-taking sea views from this detached home in central Portscatho with off road parking, garage, large rear garden, raised sun terrace and incredibly spacious accommodation. 180 degree views of Porthcurnick Beach, Gull Rock and Portscatho harbour.*

The accommodation comprises:

Ground Floor: entrance hall, downstairs W/C, utility room, garage, living area, kitchen.

First Floor: landing, bedroom one with en-suite, bedroom two and three, family bathroom.

Outside: parking to front, rear garden with raised decked area.

*Viewing only by appointment with H Tiddy.*



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## 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.

## Distances

Beach and village centre: 352 yard walk. 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).

## 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 Treliiske). 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.



## Seascape

Circa 350 yards to central Portscatho and harbour is this impressive detached residence with stunning sea views sitting in a prime position on a 'no through road' with off road parking, garage and large garden. This home has been successfully holiday let over the years providing a lucrative income but would equally suit those looking for a permanent home in this extremely popular Roseland village. The views are breath-taking with 180 degree views stretching from Porthcurnick Beach, across to Gull Rock and across to Portscatho harbour with far reaching expansive sea views, a view you will surely cherish for years to come. These views can be enjoyed from the principle rooms on both floors and also from the raised sun terrace decking area, a perfect place from which to enjoy the views.

Inside is spacious, with large rooms and an airy feel with plenty of natural light coming through. The downstairs has an 'open plan' feel but has glass doors should you wish to close off the kitchen area. The kitchen is well equipped with built in appliances and plenty of worktop space and there is also a bay style window to sit in and enjoy the wonderful views, whatever the weather! The living room has a cosy feel with log burner and soft furnishings. A door leads out to the raised decking area for alfresco dining. Behind the kitchen is a useful utility room with a side door to the outside. There is a downstairs W/C on this level and also the huge benefit of an integral garage. Subject to permissions this could offer further accommodation space or a studio space or for those wishing to work from home, a perfect office potential.

Upstairs on the first floor you will find three double bedrooms. The two main bedrooms located to the rear enjoy stunning 180 degree coastal and sea views. The main bedroom has a beautiful en-suite shower room and built-in wardrobes. There is also the main family bathroom located on this floor and the landing is spacious with plenty of built-in storage cupboards and space for a desk for home-working.



Approx Gross Internal Floor Area = 1542 Sq. Feet  
= 142.94 Sq. Metres



For illustrative purposes only. Not to scale.  
Prepared by Making Plans Ltd - Tel: 0113 322 9204 - www.makingplans.com



### Outside

To the front there is off road parking and some mature shrub area, parking is a huge bonus for this popular village. You can access the garage from the front as well as from inside the home. Side access brings you around to the rear which enjoys an expansive rear garden which is mostly laid to lawn and there is a raised decking area. The garden

enjoys stunning sea views out and gardens of this size so close to the centre are hard to come by.

Overall this is a fantastic opportunity to purchase a well loved detached residence with incredible sea views in this extremely desirable village within the Roseland Peninsula.

### General Information

**Services:** Mains water, electricity and drainage. Oil fired central heating. Telephone and television points.

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

**Energy performance certificate rating E.**

**Council Tax: C**

**Postcode: TR2 5AF**

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

### 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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