

Scol Garth

Porthallow, TR12 6PN







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Situated just a short walk from the centre of Porthallow, this spacious detached home offers a perfect blend of space, comfort, and versatility. The property has been well maintained and is presented to a high standard, making it an ideal family residence. With four well-proportioned bedrooms, this home provides ample accommodation for a growing family or those who enjoy hosting guests. The property features a spacious reception room that invites natural light, creating a warm and welcoming atmosphere. Additionally, there are two bathrooms, ensuring convenience for all occupants. One of the standout features of this property is the one-bedroom annexe, which offers a fantastic opportunity for additional income as a holiday let. This self-contained space is perfect for guests or could serve as a private office or studio, catering to a variety of needs. Set on a generous plot, the home boasts beautifully presented gardens that provide a tranquil outdoor space for relaxation and recreation. The property also benefits from off-road parking for several vehicles, along with a garage, ensuring that parking is never a concern. Located close to the coast, this home allows for easy access to stunning seaside walks and local amenities, making it a desirable location for those who appreciate the beauty of nature and the convenience of village life. This spacious and flexible family home in Porthallow is a rare find, offering both comfort and potential for income generation.



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Guide Price- £715,000

Location

Set on the magnificent Lizard Peninsula, not far from the tranquil creeks of the Helford River, lies one of Cornwall's most historic coastal villages. Known locally as 'Pralla', Porthallow was once a thriving fishing community and home to a busy fleet of pilchard luggers, hence the name of its traditional village pub, 'The Five Pilchards'. Steeped in maritime heritage, this idyllic corner of the south Cornwall coast offers a wonderful local community within easy reach of the region's most beautiful beaches. A good range of day to day facilities are on offer in nearby St Keverne with more comprehensive facilities including a choice of national super markets on offer in Helston. Porthallow is recognised as the half-way point along the world-famous South West Coast Path as it winds its way from Minehead to Poole. From the doorstep of this beautiful cottage you'll be perfectly placed to access breathtaking coastal walks with far-reaching views across the sparkling waters of Falmouth Bay and St Mawes. The Porthallow valley trail is bathed in bluebells during the spring and the headland is a canvas for wildflowers atop of the serpentine rock formations, resplendent in their red and green hues. The wildlife along this idyllic stretch is both varied and spellbinding, anything from soaring buzzards and diving cormorants to bobbing seals, leaping dolphins, and gentle but giant basking sharks. Porthallow Beach is sheltered by the surrounding headland, a scenic stretch where the pilchard fisherman used to launch their boats. Porthallow Cove is full of rock pools at low tide and is also a great spot for snorkelling. The beach is now owned by the residents of Porthallow, with each enjoying the right to moor, store and launch their boats.

Accommodation

- Entrance porch
- Hallway
- Dining room
- Living room

- Kitchen
- Utility room
- WC
- Shower room
- Bedroom
- Bedroom
- Bedroom
- Bedroom/study
- Bathroom
- ANNEXE
- Living room
- Kitchen dining room
- Bedroom
- Shower room

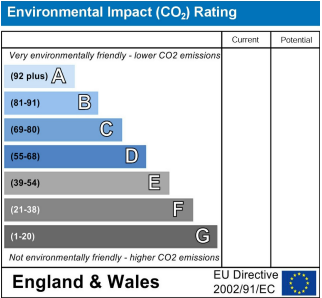
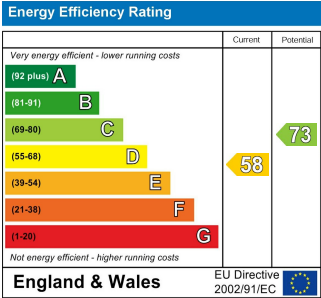
Outside

The property benefits from occupying a generous plot close to the coast, with gated entrance and beautiful, well manicured gardens. Large areas laid to lawn provide views along the coast and offers wonderful hours of sunshine. There are various areas affording planted beds, veg patches and green houses & storage sheds. The well landscaped garden also provides patio areas which are perfect for outdoor dining. The gravel driveway provides off road parking for several cars, and there is a large spacious garage with a loft storage area.

Services

Mains water and electricity. Oil fired central heating. Septic tank drainage.





Council Tax Band E

Anti Money Laundering Regulations – Purchasers

It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

Proof of Finances

Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

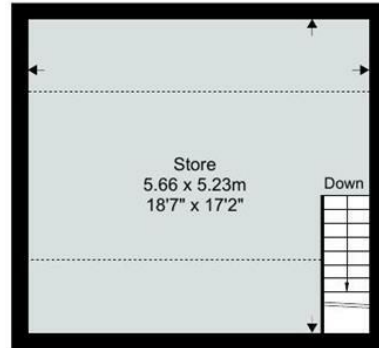
Broadband & Mobile Phone Coverage

To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>

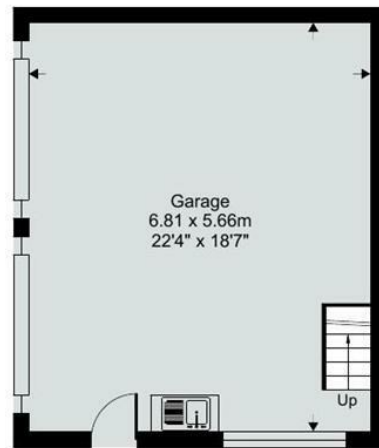
What3Words

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Garage First floor



Garage Ground floor

