



CHENOWETH
1 THE QUAY

PORTSCATHO
TR2 5HF

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS



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THREE-STOREY HOUSE WITH GARAGE IN FABULOUS
BEACH AND WATERSIDE LOCATION

Located in the centre of Portscatho and with unrivalled views
directly out over Gerrans Bay.

An interesting three storey house with garage and studio on the
lower ground floor and a good level of accommodation above. All
main rooms having a fabulous vista over the sea and harbour.
3 bedrooms (or possibly 2 bedrooms plus a study), shower
room, sitting room with access to balcony along the entire
frontage, newly fitted kitchen, separate dining room and
cloakroom.

Double glazed as standard and propane central heating.

A UNIQUE OPPORTUNITY IN SUCH A SOUGHT AFTER
LOCATION

Freehold. EPC Band - F. Council Tax Band - D.

GUIDE PRICE £695,000

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PHILIP MARTIN

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GENERAL REMARKS AND LOCATION

This is a very rare opportunity to purchase a waterfront property in such a desirable location in the centre of Portscatho. Chenoweth is positioned just off The Lugger where it enjoys fabulous views out over Gerrans Bay stretching from the harbour along the coastline to Porthcurnick Beach, Pednvanan Point and Nare Head in the distance with the Dodman beyond.

The property has been the treasured home of the late owner for very many years and will appeal to those wanting a low maintenance waterside home for a bolt-hole or as a full-time residence.

The villages of Portscatho and neighbouring Gerrans between them offer a range of shops, two public houses, social club, galleries, primary school, ice cream parlour and doctors surgery. The village is situated approximately five miles from St. Mawes which has a regular foot passenger ferry service to Falmouth. The city of Truro is approximately sixteen miles by road but there is also a short cut route via the King Harry Ferry. Sailing facilities are available at nearby Percuil, there are a variety of beaches in the area whilst coastal and inland walks abound and most of which are owned and protected by the National Trust.

THE DWELLING

The property is substantially constructed with accommodation arranged over three floors. There is a garage on the lower ground floor where there is also a studio and utility area. Internal stairways provide access between all levels whilst outside steps lead up to the upper ground floor and the main entrance. On this level a hallway provides access to 3 bedrooms (or 2 bedrooms and a study) plus a shower-room and with the smaller bedroom or study having a door to the balcony extending along the entire seaward side of the building. On the top floor there is a spacious sitting room, newly fitted kitchen, separate dining room and a cloakroom.

A propane gas boiler in the garage serves radiators throughout.

In greater detail the accommodation comprises (all measurements are approximate):

LOWER GROUND FLOOR

GARAGE

9.30m x 6.00m (30'6" x 19'8")
(measurements include the adjacent studio and utility). Electric roller door, workbench and Worcester propane gas central heating boiler.



STUDIO

with extensive worktop/desk area, fitted cupboards below and open shelving above. Borrowed lighting from the garage area.

UTILITY

located to the rear of the building and open plan to a LOBBY area with workbench. Double drainer sink unit, wall mounted cabinets and plumbing facility for appliances.

UPPER GROUND FLOOR

HALLWAY

with stairs to upper and lower levels. Radiator.

BEDROOM 1

3.63m x 3.59m (11'10" x 11'9")
located at the seaward side of the building and with fabulous waterside views. Fitted bedside full-height cupboards and overhead storage lockers. Radiator.

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BEDROOM 2

3.34m x 3.63m (10'11" x 11'10")
with fitted wardrobes and overhead cupboards.
Radiator.

BEDROOM 3/STUDY

2.04m x 2.30m (6'8" x 7'6")
with door to the balcony. Radiator.

SHOWER ROOM

1.75m x 3.32m (5'8" x 10'10")
tiled to half height with glazed screen to shower
cubicle, wash basin and wc. Towel rack radiator
shaver socket, illuminated mirror and bathroom
cabinet.

TOP FLOOR

LANDING

with stairway featuring decorative wrought iron
balustrade. Cupboard recess and radiator.

SITTING ROOM

2.95m x 5.64m (9'8" x 18'6")
a lovely dual-aspect room focusing to a fireplace
with fitted coal-effect electric fire having brick
surround and fitted cupboards/display shelving on
each side. Picture window affording magnificent sea
views. Radiator.

KITCHEN

2.20m x 3.38m (7'2" x 11'1")
newly fitted with a range of base cupboards, drawers
and plenty of wall mounted storage cupboards. Work
surface area with one and a half bowl sink and drainer
inset. Integral electric oven, solid hob and extractor
over. Space for freestanding full-height fridge/freezer
and space also for dishwasher with plumbing facility.

CLOAKROOM

with wash basin and wc. Radiator.

DINING ROOM/POSS BEDROOM

2.45m x 3.50m (8'0" x 11'5")
with radiator.

OUTSIDE

A short driveway (which is a right of way) leads down



to the property from the highway and gives access to
the garage. A flight of steps leads up the the entrance
and integrated below is a useful STORAGE LOCKER.
Further timber LOCKER containing propane gas
bottle for central heating.

SERVICES

Mains water, electricity and drainage connected.
Propane gas central heating as previously mentioned.
Our client confirms the electrical circuits have been
largely replaced and are fully tested, with
certifications issued.

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

DATA PROTECTION

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
offices in Truro or St Mawes.

VIEWING

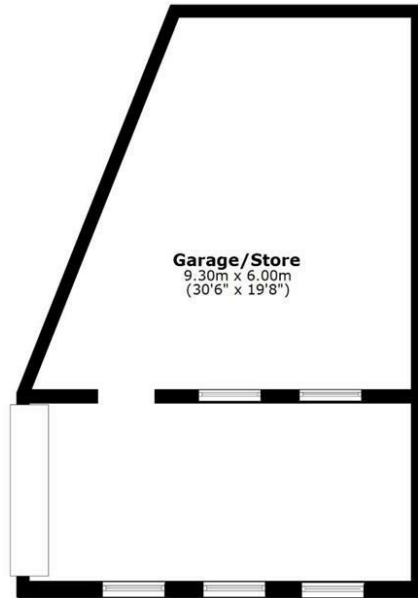
Strictly by Appointment through the Agents Philip
Martin, 9 Cathedral Lane, Truro, TR1 2QS.
Telephone: 01872 242244 or 3 Quayside Arcade, St.
Mawes, Truro TR2 5DT. Telephone 01326 270008.

DIRECTIONS

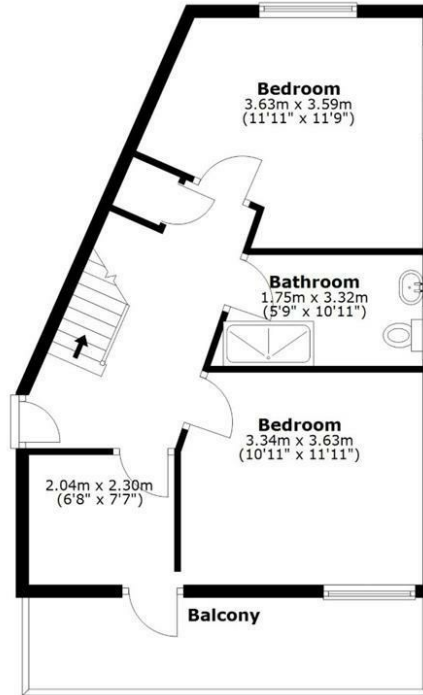
The driveway leading down to Chenoweth is easily
identified on The Luggar just by the access to the
slipway and the seaman's shelter.

What3Words reference - [///pave.apes.gossip](https://www.what3words.com/pave.apes.gossip)

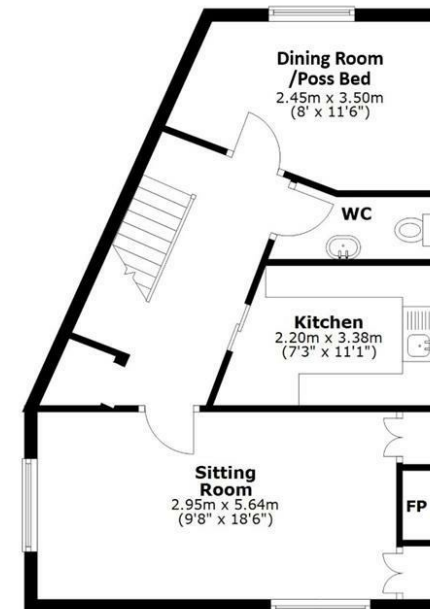
Basement
Approx. 46.5 sq. metres (500.8 sq. feet)



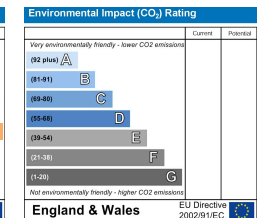
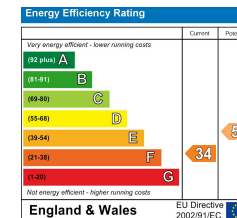
Ground Floor
Approx. 47.5 sq. metres (511.5 sq. feet)
(excluding Balcony)



First Floor
Approx. 48.3 sq. metres (520.1 sq. feet)



Total area: approx. 142.4 sq. metres (1532.3 sq. feet)
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