

CLIFF HOUSE
PORTLOE
ROSELAND PENINSULA
TR2 5RG



Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS



CLIFF HOUSE PORTLOE ROSELAND PENINSULA TR2 5RG

AN APPEALING CHARACTER COTTAGE WITH VIEWS
TO THE SEA AND WOODED COASTAL SLOPE

Set in the very heart of the village just yards from the sea
and with a delightful sheltered garden with stream plus a
studio with potential

3 bedrooms (principal bedroom with large bathroom
ensuite and door to balcony with sea view)), separate
shower room, kitchen with Aga, dining room, sitting room
and study.

Oil central heating.

Magical sheltered garden with stream, terrace and further
raised terrace with sea view.

Private parking space.

Freehold. EPC band - F Council Tax band - E

PRICE GUIDE £695,000

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PHILIP MARTIN

9 Cathedral Lane, Truro, Cornwall, TR1 2QS

Truro: 01872 242244 **St Mawes:** 01326 270008

E: sales@philip-martin.co.uk

www.philip-martin.co.uk



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GENERAL COMMENTS AND LOCATION

Cliff House has been the cherished home of the current owner for nearly 30 years. Although semi-detached and adjacent to the narrow road leading through the village there is much that is unexpected and it is a joy to discover the secret nature of the garden with its pavilion-style Studio which once served as a restaurant when the property operated as a guest house. The property is literally just yards from the edge of the sea and there are various vantage points to enjoy the coastal scene (as well as the wooded slopes across the valley) and especially from a small balcony projecting from the front elevation and which historically stretched along the entire frontage. The cottage has retained its period atmosphere and with typically cottage proportions and features including beamed ceilings and deep casement windows. The accommodation is likely to be larger than might be at first apparent, there are 3 bedrooms with the main bedroom having an ensuite bathroom plus a separate shower room all on the first floor. On the ground floor there is a fitted kitchen with oil fired Aga, dining room, sitting room and also a small study and cloakroom off. Internal viewing is essential.

Portloe is arguably the "jewel" in the crown of the Roseland Peninsula. The village has seen little or no intensive development in modern times and still retains its traditional atmosphere with clusters of old stone cottages set in a cleft of the cliff and descending to a delightful small harbour still used by local fisherman but with the industry now concentrating on crabs and lobsters. Not surprisingly most of the village has been declared a Conservation Area and there are many listed buildings. Local facilities include a pub, church, car park as well as the Luggar Hotel, a bus service runs throughout the year and the larger village of Verran is about two miles away. Here there is a pub, church, primary school, post office/general store, as well as a social/sports hall with indoor bowls and tennis courts. Much of the land in the area is owned and protected by the National Trust and the clifftop walks in the immediately vicinity are exceptional. The nearby Carne and Pendower Beach is also a favourite with local and visitors alike. The Nare Hotel is located above Carne beach.

THE COTTAGE

The cottage is of traditional stone construction with mostly rendered and painted elevations under a natural slate roof which was renewed in recent years. Internally the accommodation has oil-fired central heating and this also extends to the separate outside utility/laundry room and the adjacent Studio.

A flight of steps lead down from the road through a gated entrance onto a path/terrace.

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

GROUND FLOOR

A flight of steps leads down from the road through a gated entrance onto a path/terrace which is canopied and creeper clad and from which a stable-style door opens into:



KITCHEN

4.06m x 3.66m (13'4" x 12')

fitted with a range of limed oak finish units with tiled surrounds and concealed lighting. These include a range of cupboards, drawers and wall mounted cabinets with tiled work surface and one and a half sink and drainer. Space and plumbing for dishwasher as well as space for refrigerator Cream coloured 4 oven oil-fired Aga (heats hot water) with further cabinets over, display shelving and cupboards on either side, one with a polished granite work surface and the other having a small sink with mixer tap. Further central island with cupboards and drawers with polished granite

work surface over. Two built-in shelved cupboards, tiled floor and beamed ceiling. Two windows to the front, one with window shutters and the other having a tiled window seat.

DINING ROOM

3.76m x 3.00m plus understair recess (12'4" x 9'10" plus understair recess) attractive exposed stonework to one wall, beamed ceiling, radiator and two wall light points. Recess under stairs with fitted cupboards.

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SITTING ROOM

4.22m x 3.86m (13'10" x 12'8")
with raised slate hearth and tiled recess with wood-burning stove. Three wall light points, beamed ceiling and radiator. Shelves recess and exposed stonework to one wall. two windows to the front elevation.

STUDY

1.98m x 1.63m (6'6" x 5'4")
with radiator, shelving and painted pine panelling. Built-in cupboard and beamed ceiling, recess with additional small cupboard. Part glazed stable door to the front elevation and door into:

CLOAKROOM

with white suite comprising wc and pedestal hand basin. Extractor fan and storage recess.

FIRST FLOOR

Stairs leading to landing and corridor. Radiator and access to loft space.

BEDROOM 1

3.86m x 3.61m (12'8" x 11'10")
with a range of built-in wardrobes with hanging and shelving space. Radiator, spotlighting, window to the rear and window to the front complete with window seat. Door to:

ENSUITE BATHROOM

with roll top bath, wc, pedestal hand basin with complimentary tiled surrounds. Radiator and access to loft space. Window to the end elevation with sea view and double opening doors to BALCONY enjoying stunning views over the garden, across the valley to the wooded hillside and also to the sea.

BEDROOM 2

3.73m x 2.49m (12'3" x 8'2")
with built-in wardrobe, radiator and Airing cupboard with hot water cylinder.

BEDROOM 3

2.97m x 2.90m (9'9" x 9'6")
with built-in wardrobe and radiator.

SHOWER ROOM

with tiled shower cubicle. wc and hand basin. Tiled surrounds, radiator and heated towel rail.

OUTSIDE

From the pathway/terrace in front of the cottage a set of turning steps leads down to the enclosed garden. Much of the garden is in grass and edged with mature shrubs and is a

magical area which is surprisingly private and sheltered. In one corner there is a sitting out terrace with a circular water feature and an outside shower. A stream is set in a gully along the far boundary.

From the main garden a flight of steps leads up to a further slate paved sitting out terrace and this being a wonderful vantage point embracing a good view of the sea and adjacent cliffs. This terrace is also accessed by steps from the OFF-ROAD PARKING SPACE and hence the roadway through the village.

Within the garden there is a range of OUTBUILDINGS comprising:

UTILITY/LAUNDRY ROOM (17'6" x 8'6") fitted with a range of cupboards, work surfaces and Belfast sink. There is space and plumbing for a washing machine. This room also incorporates the oil-fired boiler serving the central heating and there is also a radiator within the room. Door to:

STUDIO/GARDEN ROOM (17'5" x 11'6") an interesting building resembling a pavilion and with further potential. Timber panelling to walls, 2 radiators and double opening doors to the garden.

SERVICES

Mains water, electricity and drainage. Oil fired central heating as previously mentioned.

NB The electrical circuit, appliances and 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.

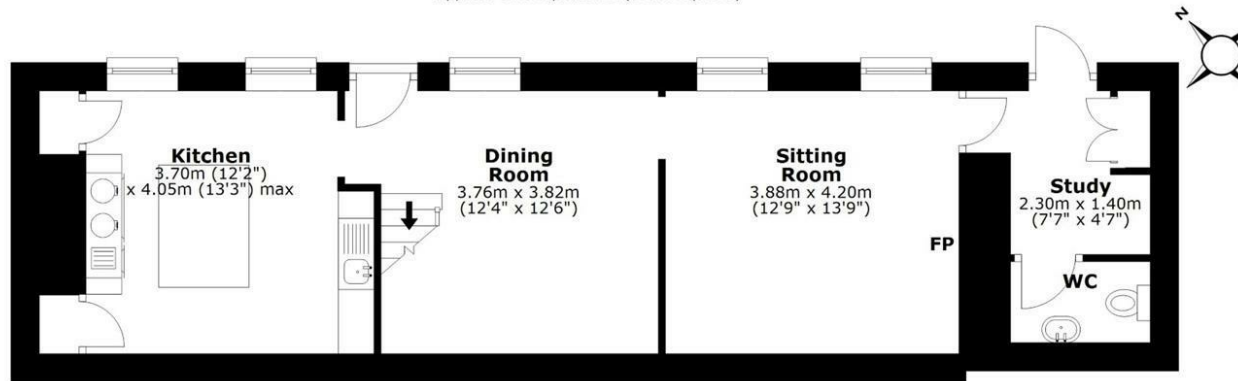
DIRECTIONS

From the village car park (when entering the village via Treviskey) walk down the main thoroughfare towards the harbour and Cliff House will be easily identified to the left of the right hand bend in the road and where a "ship's head" is displayed on the end elevation of the property.



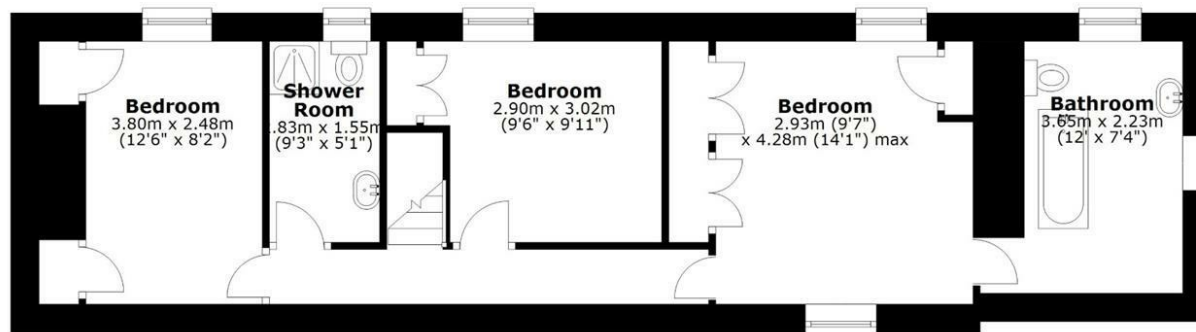
Ground Floor

Approx. 62.9 sq. metres (677.1 sq. feet)



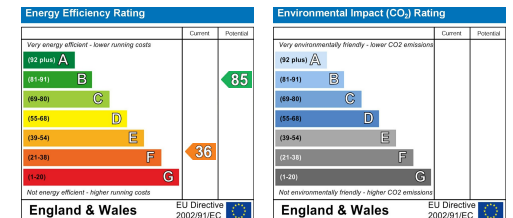
First Floor

Approx. 58.2 sq. metres (626.7 sq. feet)



Total area: approx. 121.1 sq. metres (1303.8 sq. feet)

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