



QUARRY COTTAGE

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS



QUARRY COTTAGE

PORTLOE

TR2 5RB

STUNNING DETACHED GRADE II LISTED COTTAGE

Situated in a tucked away position on the edge of the village and within walking distance of the picturesque harbour.

Beautifully presented throughout and full of character features.

Parking for several cars and a useful studio.

Raised rear gardens with a sun terrace enjoy a view of the sea.

Sold with no onward chain.



OFFERS IN EXCESS OF
£850,000

Philip Martin

PHILIP MARTIN

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GENERAL COMMENTS

Quarry Cottage is a detached Grade II listed character property which has retained many original features and believed to have been a terrace of three thatched fisherman's cottages. The cottage is beautifully presented throughout with beamed ceilings, multi pane windows with seats below and an open fireplace in the sitting room. This is a classic example of a Cornish fisherman's cottage set just above the harbour village in one of Cornwall's most sought after coastal locations.

THE PROPERTY

To the front of the cottage the glazed entrance porch leads through a stable door into the open plan dual aspect kitchen/dining room with a comprehensive range of base and wall units, breakfast bar and storage cupboard. The atmospheric sitting room has a central Cornish stone fireplace with open grate, windows and stable door to the front and a small paned door leading to the rear patio.

The newly appointed bathroom has a contemporary suite with a double ended centre fill, freestanding bath, walk in shower, pedestal wash basin and low level WC. A separate cloakroom completes the ground floor accommodation. Stairs lead to the first floor landing where there are three double bedrooms, the master with sea glimpses, and a family bathroom.

PORTLOE

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. The local community all work to keep the village alive, organising events throughout the year.

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 Lugger Hotel, a bus service runs throughout the year and the larger village of Veryan 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 cliff-top 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.

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

ENTRANCE PORCH



KITCHEN/DINING ROOM

10.67 x 3.35 (35'0" x 10'11")

Stable door opening to front, multi paned window to front, comprehensively fitted with an array of base and eye level units with a combination of drawers, cupboards, and shelving. Worktops with sink. Space for range style cooker, extractor hood over set into an inglenook recess with timber lintel and clome oven, radiator, exposed beams, tiled flooring.

SITTING ROOM

4.83 x 3.40 (15'10" x 11'1")

A triple aspect principal reception room with multi paned windows to both the front and side elevations, multi paned stable door opening to front, multi paned door opening to rear onto the slate paved courtyard which leads to the separate utility room. Open fireplace with exposed stone surround and slate hearth, recesses to either side with shelving, parquet flooring, exposed beams, radiator.

REAR HALL

Staircase rising to the first floor with window over.

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BATHROOM

Luxurious bathroom with free standing bath, separate shower, w.c. and wash hand basin. Heated towel rail and window

CLOAKROOM

W.C. and window to rear.

FIRST FLOOR

MASTER BEDROOM

5.49m x 3.35m (18 x 11)

Triple aspect with multi paned windows on the front, side and rear elevations, part sloping ceiling with exposed beams, radiator.

BEDROOM TWO

4.95 x 3.73 (16'2" x 12'2")

Double aspect with multi paned window to the front and opening glazed window to rear elevation, loft access, radiator.

BEDROOM THREE

4.15 x 2.41 (13'7" x 7'10")

Multi paned window to front elevation, part sloping ceiling with exposed beams, radiator.

SHOWER ROOM

Multi paned window to front elevation, shower cubicle with wall mounted shower unit and fully tiled surround, low level wc, wash hand basin, built in worktop with cupboards. heated towel rail.

OUTSIDE

The quiet no-through lane passes in front of the property, a five bar vehicular entrance gate opens onto a GRAVELLED DRIVEWAY with ample parking and turning space, access to:-

STUDIO/GARAGE

4.57 x 4.27 (14'11" x 14'0")

Currently used as a home office with separate storage area to the front.

UTILITY

2.18m x 3.66m (7'2" x 12')

Fitted with cupboards and space and plumbing for washing machine and tumble dryer.

GARDENS

Alongside the cottage is an ornamental pond with steps up to a delightful slate paved courtyard with ample space for garden furniture, access to the detached and well appointed UTILITY ROOM. On the opposite side of the cottage is an additional parking space with steps up to an upper area of garden that commands glorious countryside, sea and coastal views.

SERVICES

Mains water, electricity and drainage. Oil fired central heating.

NOTE

As the name suggests, Quarry Cottage is positioned on the edge of a small former quarry. We understand that the owner of the quarry still has access along the driveway and into the quarry.

COUNCIL TAX

Band F.

DATA PROTECTION

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N.B

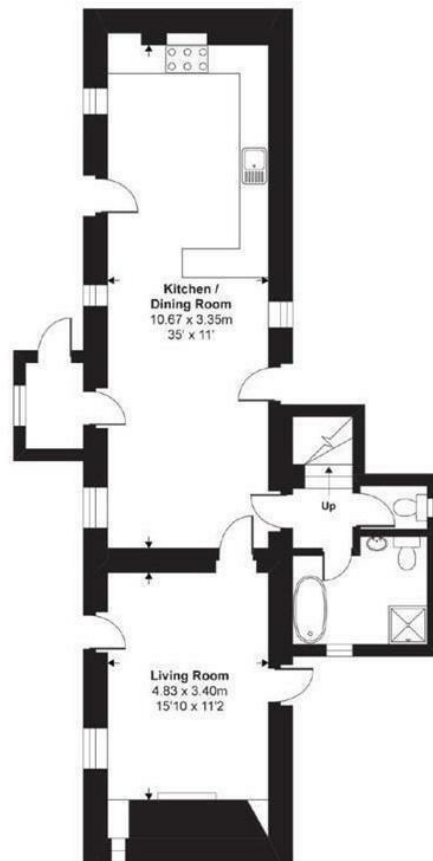
The electrical circuit, appliances and heating system have not been tested by the agents.

VIEWING

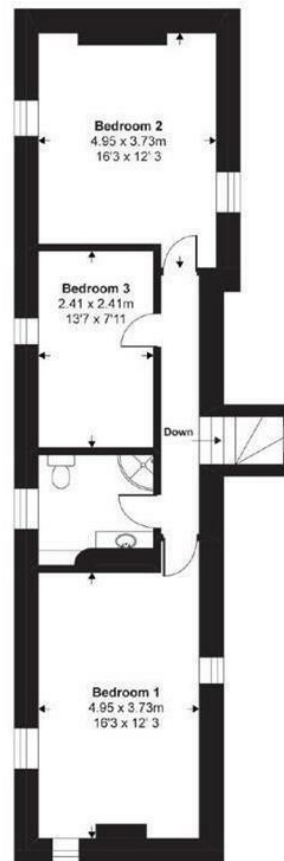
Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

DIRECTIONS

The property is located within Portloe via a minor road from the harbour towards the hamlet of Camels and Veryan.

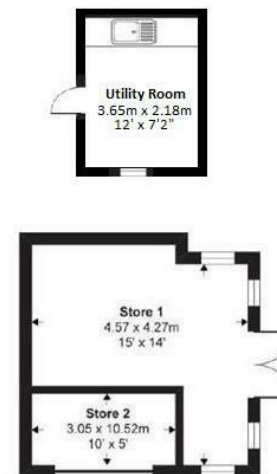
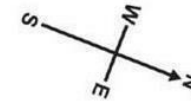


Ground Floor

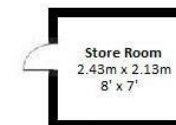


First Floor

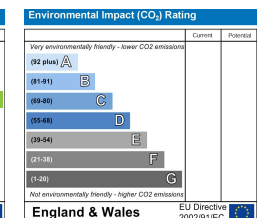
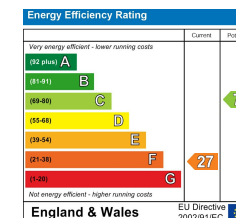
Approx. Gross Internal Floor Area
136.6 Sq M. 1471 Sq Ft. (Excludes Outbuildings)



Outbuilding 1



Outbuilding 2







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