



*Philip Martin*

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

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WESTBANK  
19 HIGHTOWN  
PORTSCATHO TRURO  
TR2 5HP

DETACHED COASTAL HOME WITH SEA VIEWS,  
GARDENS, GARAGE AND PARKING

A spacious detached coastal residence in an elevated position within Portscatho, enjoying far-reaching sea and village views towards Gull Rock.

Offering approximately 1,751 sq ft of flexible accommodation, with up to five bedrooms, generous reception space, garage, gated driveway parking and mature gardens.

Westbank presents an exciting opportunity to modernise and create a superb home in one of the Roseland Peninsula's most desirable villages.

GUIDE PRICE £650,000

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- (b) They do not accept liability for any inaccuracy in these particulars nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

## GENERAL COMMENTS

Westbank is an exceptionally spacious detached coastal residence enjoying far-reaching sea and village views from an elevated position in the highly sought-after village of Portscatho. Extending to approximately 1,751 sq ft, the property offers generous and flexible accommodation arranged over two floors, with up to five bedrooms, gardens, driveway parking and an attached garage.

Set back behind a gated driveway, the property occupies a private plot with mature boundaries, established planting and outside space to the front and rear. The elevated setting makes the most of the outlook, with the sitting room enjoying particularly impressive views over the village rooftops towards the sea, Gull Rock and surrounding coastline.

The first floor provides well-balanced living accommodation, including a spacious sitting room with large picture windows and feature fireplace, together with a generous kitchen/dining room fitted with traditional-style units, a central island, work surfaces, storage and dining space. Also on this level is a shower room and separate WC. The entrance hall and ground floor offer a fifth bedroom.

The lower ground floor comprises four further well-proportioned bedrooms and a shower room arranged around a central hallway/utility.

Outside, the gated driveway provides ample parking and access to the garage, which offers excellent storage or workshop space. The gardens include lawn, mature hedging, shrubs and a paved courtyard terrace, providing a sheltered area for seating and outdoor dining.

Now ready for modernisation, Westbank represents a rare opportunity to create a superb permanent home, holiday retreat or investment property in one of the Roseland Peninsula's most desirable coastal villages. The property is offered for sale with no onward chain and vacant possession.

## PORTSCATHO

Portscatho is one of the Roseland Peninsula's most sought-after coastal villages, renowned for its picturesque harbour, sandy beach and charming village centre. The village offers a good range of everyday amenities including a shop, post office, galleries, pubs and cafés, while the South West Coast Path provides spectacular walks towards Porthcurnick Beach, St Anthony Head and the wider Roseland coastline. Nearby St Mawes offers further facilities, sailing opportunities and passenger ferry links to Falmouth, while Truro is within reach for a broader range of shopping, schooling and transport connections.

## TRURO

Truro is renowned for its excellent shopping centre, fine selection of restaurants, bars, private and state schools and main line railway link to London (Paddington). The Hall for Cornwall is also a popular venue providing all year round entertainment and other cultural facilities include the Royal Cornwall Museum and the historic Cathedral.



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

### GROUND FLOOR

#### ENTRANCE HALL

Sliding patio doors opening onto the rear patio.

#### BEDROOM 5/STUDY

4.65 x 2.89 (15'3" x 9'5")

A former garage conversion with sliding patio doors onto the rear patio and window to front.

### FIRST FLOOR

Access to loft space.

#### SITTING ROOM

5.96 x 3.90 (19'6" x 12'9")

Window to front enjoying the views over Gerrans Bay and window to side. Feature fireplace,

#### KITCHEN/DINING ROOM

6.28 x 3.98 (20'7" x 13'0")

A fabulous room with a range of base and eye level cupboards, with

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matching island and worktop over. Sink and drainer inset, space for dishwasher and cooker. Built in fridge and freezer. Windows to side and door opening to steps.

#### SHOWER ROOM

2.56 x 1.81 (8'4" x 5'11")  
With shower, w.c. and wash hand basin. Obscure window to side.

#### W.C.

W.C. and wash hand basin.

#### LOWER GROUND FLOOR

Understairs storage cupboard.

#### HALLWAY/UTILITY

3.85 x 2.55 (12'7" x 8'4")  
Door to side opening to garden. Base cupboard with sink over.

#### BEDROOM 1

3.94 x 3.10 (12'11" x 10'2")  
Dual aspect with two windows.

#### BEDROOM 2

3.91 x 2.77 (12'9" x 9'1")  
Window and built in wardrobes.

#### BEDROOM 3

3.61 x 2.56 (11'10" x 8'4")  
Window to rear and wardrobe.

#### BEDROOM 4

3.29 x 2.42 (10'9" x 7'11")  
Window to rear and built in cupboard.

#### SHOWER ROOM

1.93 x 1.90 (6'3" x 6'2")  
Shower, w.c. and wash hand basin.

#### OUTSIDE

The property is approached via a driveway which provides parking and access to the garage. The rear garden is mainly laid to lawn with mature hedging and trees providing a very high degree of privacy and seclusion. To the rear of the house there is a patio and steps lead up behind the garage, another view point overlooking the bay.

#### GARAGE

5.94 x 3.25 (19'5" x 10'7")  
With electric and power. Pedestrian door to rear and metal up and over door.

#### SERVICES

Mains water and electricity. Private drainage and oil fired central heating.

#### 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.

#### TENURE

Freehold.

#### DATA PROTECTION

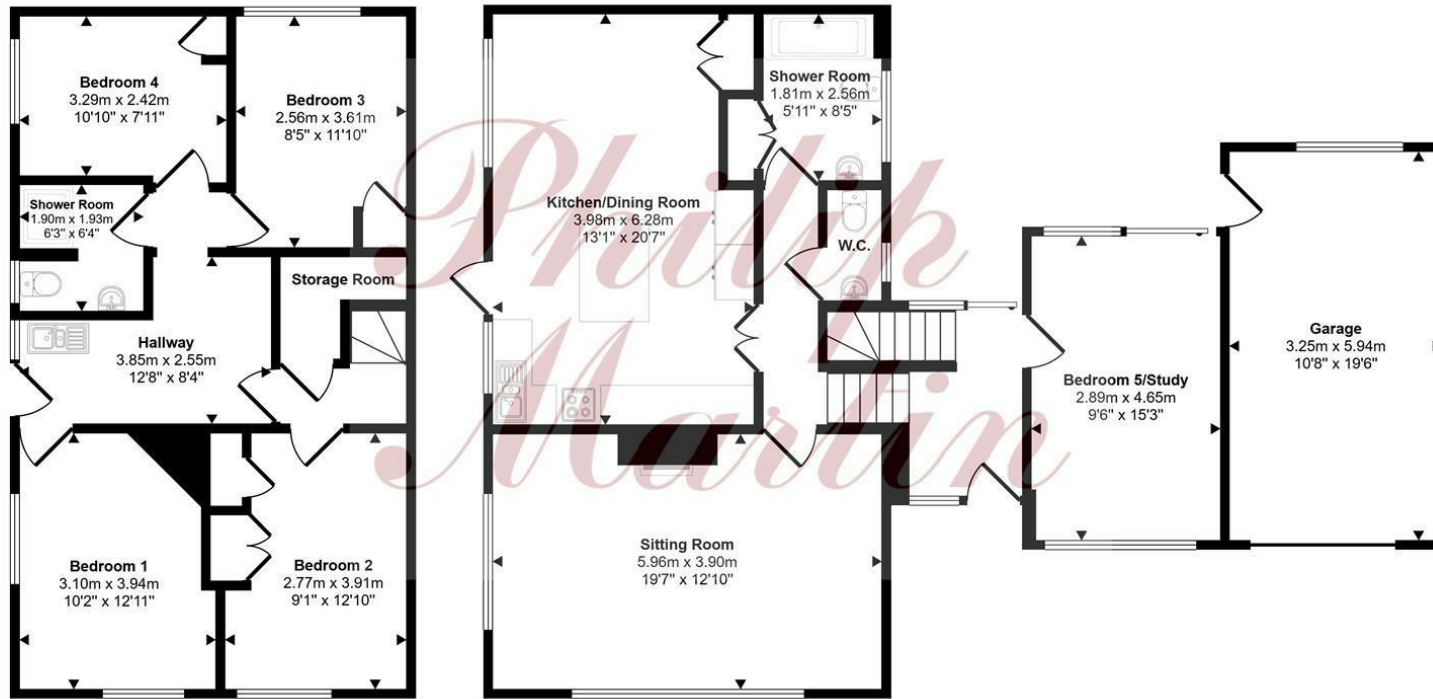
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#### COUNCIL TAX

Band E.



Approx Gross Internal Area  
163 sq m / 1751 sq ft



Lower Ground Floor  
Approx 61 sq m / 659 sq ft

Ground Floor  
Approx 101 sq m / 1092 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	





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