

WELL LANE, PORTSCATHO

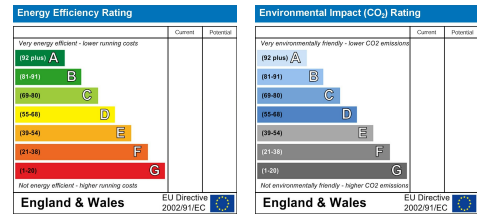


Not to scale. For identification purposes only.

KEY FEATURES

- Architect design
- Stunning location
- Underfloor heating
- Hot tub
- Integrated kitchen
- Ecologically run
- Boat store
- Master suite
- Wrap around sun terrace
- Wood burning stove

ENERGY PERFORMANCE RATING



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POLDALLA WELL LANE, PORTSCATHO, TRURO, CORNWALL, TR2 5EG  
 STUNNING CONTEMPORARY AND UNIQUE FAMILY HOME

An individual architect designed house with over 2,600 sq feet of accommodation and situated in a quiet and tucked away location. A unique opportunity to purchase a large, environmentally friendly run property in the heart of Portscatho, in the sought after Roseland Peninsula.

EPC- B

GUIDE PRICE £800,000

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## GENERAL REMARKS AND LOCATION

Poldalla is a conscientiously built, architect designed family sized home. It offers absolute eco friendliness and every effort has been made to make this building as ecological and green as possible. The property comprises hall and WC on the lower ground floor leading into a large garage and boat store, which could easily be turned into Bed 3/4, store (plumbed for a bathroom) and engine room. Either the purpose built lift or unique, hand made staircase takes you to the upper ground floor. Modern, fully integrated kitchen, dining room and living space are all connected to the sun terrace with stunning bifold doors. From the main living space there is a separate study area with bespoke units. On the first floor a large master suite includes walk in wardrobe area and ensuite bathroom. The guest bedroom enjoys stunning views over the countryside and also has a large ensuite shower room.

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

### HALL & LIFT

The entrance courtyard at Poldalla leads into the striking, modern hallway with oak and armoured glass feature stairs, limestone tiled flooring and 3 person Italian 'Meta' lift.

### CLOAKROOM/WC

On the ground floor there is a cloakroom/WC positioned opposite the lift.

### GARAGE AND BOAT STORE

There is a large garage/boat store below the entire floor plan of the property. It lends itself to the way of life in Portscatho allowing easy storage for water equipment.



The potential however could be even more exciting- with the rare opportunity to provide two further bedrooms (there would still be space for a double garage) and the current store room has plumbing in situ to provide an additional bathroom.

### LIFT

The purpose built lift allows people of all ages to enjoy the property and its potential. It has been designed to grant access on all floors. The lift is Italian 'Meta' and can fit up to 3 people.

### STORE ROOM

The store room is currently set up as an artists studio. It provides further storage space or the potential to become a bathroom (with plumbing already in place)

### ENGINE ROOM

### KITCHEN

12'7" x 11'9" (3.84m x 3.6m)  
The kitchen was designed and built by Kitchen Studio with integrated Neff appliances including a Slide and Hide oven. There is a large Fisher and Paykel fridge/freezer. The island adds to the social feeling of the property, perfect for hosting and family life.

### OPEN PLAN LIVING SPACE

15'9" x 14'5" (4.82m x 4.4m)  
The upper ground floor is a truly outstanding piece of modern architecture. The feeling of the outside being in is accentuated by the wrap around sun terrace. There is porcelain under-floor heating in a ceramic tiled limed wood effect to the lounge and kitchen which extends to the sun terrace.



The dining area benefits much natural light and opens right on to the sun terrace when the doors are folded back.

The lounge area houses a freestanding Jydepejsen Danish bespoke wood burner, the room enjoys a panoramic view over the countryside appreciating stunning sunsets in the evening.

### STUDY

12'5" x 9'2" (3.8m x 2.8m)  
The study area on the upper ground floor has purpose built shelving and can be closed off from the main living space to enable a great working from home atmosphere.

### MASTER BEDROOM SUITE

27'0" x 19'4" (8.23m x 5.9m)  
On the first floor the master suite encompasses all aspects of modern living. Walking through the dressing area there is then the bedroom space with double aspect windows, engineered oak floors and feature ceilings.

The en-suite comprises bath, shower, toilet, bidet and sink. Stunning grey marble tiles line the floors and much of the wall space.

### GUEST BEDROOM AND ENSUITE

The second bedroom benefits the same stunning Cornish countryside views, again with engineered oak flooring and separate en-suite shower room with light grey tiling.

### SUN TERRACE

The sun terrace wraps around the entire property at a huge area of 240 Sq. metres connected to the property by 5 folding doors from the lounge area. There is a stunning Villeroy Boch hot tub perfectly positioned to enjoy the Cornish summer evenings.

### OUTSIDE

The terraced gardens have been landscaped to the highest of standards. They have been designed for ease of maintenance but offer much potential to prospective buyers.

### SERVICES

Mains electricity. Solar panels (inset in zinc roof). Private borehole for water. Private drainage via a sewage treatment plant. Heat recovery ventilation system. Under-floor heating on the upper ground floor. Telephone broadband enabled, Sky satellite television.

### N.B

The electrical circuit and appliances 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. Fax: 01872 264007 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

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