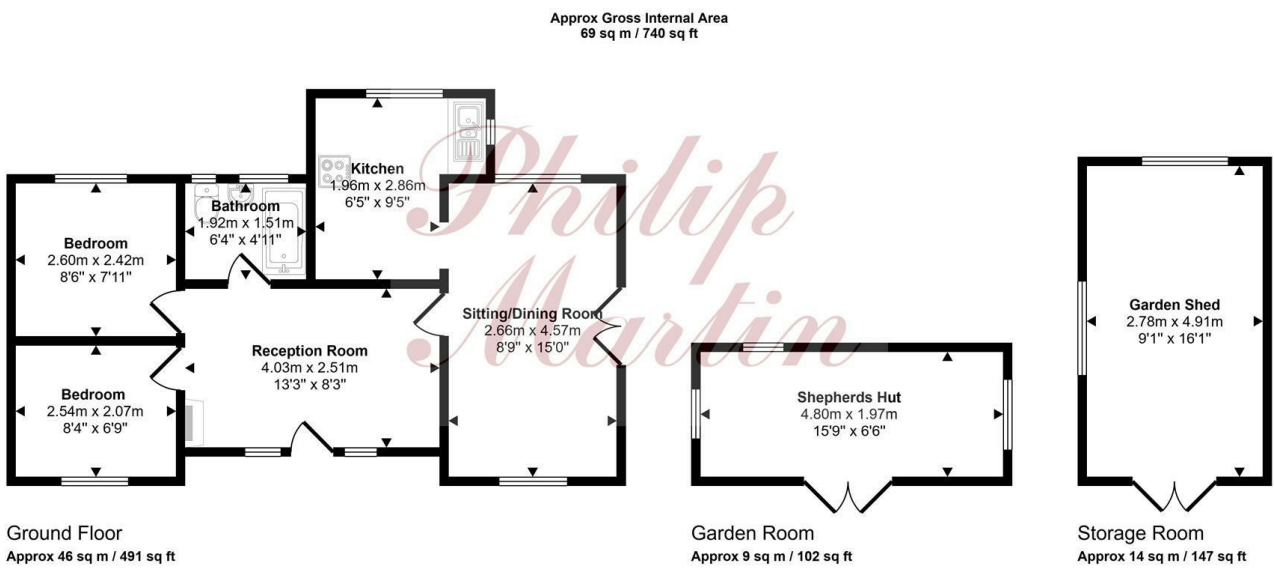


TOWAN BEACH VILLAS, ST ANTHONY



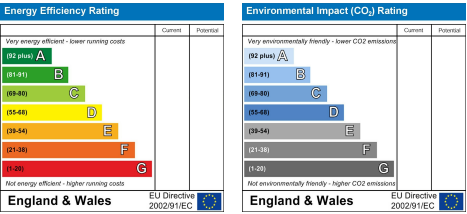
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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



KEY FEATURES

- APPROX ONE ACRE
- TWO BEDROOM VILLA
- TWO RECEPTION ROOMS
- KITCHEN
- BATHROOM
- BEAUTIFULLY MATURE GROUNDS
- SHEPHERDS HUT
- GARDEN SHED
- WALKING DISTANCE TO BEACH
- NO CHAIN

ENERGY PERFORMANCE RATING



5 TOWAN BEACH VILLAS, ST ANTHONY, TR2 5EX

TWO BEDROOM VILLA SITUATED A STONE'S THROW FROM THE BEACH SOLD WITH NO CHAIN

This is a unique opportunity to purchase a two bedroom villa which is located just above the wonderful south coast Towan beach. The package occupies a substantial plot, approximately one acre in total of mature grounds that enjoys views of the countryside and sea beyond. The site is just a minute walk from the beach whilst nearby Portscatho is also within walking distance. Accommodation includes; two bedrooms, bathroom, two reception rooms and a kitchen. There is off road parking, a shepherds hut and a garden shed. Sold with no chain, a viewing is highly recommended.

EPC - N/A. Freehold. Council Tax - N/A.

GUIDE PRICE £350,000

CONTACT US

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(a) Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed, and they do not constitute any part of an offer or contract. Any intended purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

(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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.





## THE PACKAGE

This two bedroom cabin is a unique opportunity to purchase a dwelling situated just a stone's throw from Towan beach and the village of Portscatho. The site extends to just under one acre in its entirety, with mature gardens laid to lawn, woodland and many shrubs and plants. The accommodation includes; sitting/dining room, reception room (which has the benefit of a recently installed eco wood burning stove), kitchen, bathroom and two bedrooms. There is also a very useful 14 square meter storage shed and a 9 square meter shepherds hut that provides a useful additional studio or guest room. The grounds are a true delight, enjoying views of both the countryside and the sea beyond, all within a short walk. A rare opportunity to purchase a bolthole or holiday let, viewing is recommended.

## SPECIAL NOTE

Please note that there is a restriction preventing owners to occupy the property for more than 10 months in a year and it therefore is not permitted to be one's main residence.

## PORTSCATHO

The villages of Portscatho and neighbouring Gerrans between them offer a range of shops, two public houses, social club, galleries, post office, primary school, butcher 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.

## ST JUST-IN-ROSELAND

St. Just-in-Roseland village which is most widely known for its historic church and churchyard set beside the beautiful tidal creek where subtropical plants grow alongside the native trees and flora. The property is also close to St Mawes and this has an international reputation as one of the country's most sought after areas in which

to reside with a distinctive Mediterranean atmosphere. The village provides a good selection of individual shops including a small supermarket, delicatessen, hotels, restaurants, inns, primary school and a very active sailing club. The whole of the Roseland Peninsula is designated as an area of outstanding natural beauty and offers superb scenery and walks, a number of beautiful beaches, coves and a general feeling of peace and tranquility. At St. Mawes there is a passenger ferry to the historic harbour town of Falmouth and the King Harry car ferry provides for an easy commute to Falmouth and the Cathedral city of Truro.

## ST MAWES

St. Mawes has an international reputation as one of the country's most sought after areas in which to reside with a distinctive Mediterranean atmosphere. The village provides a good selection of individual shops including a good village store, post office, bank, hotels, restaurants, inns, primary school and a very active sailing club. The Roseland Peninsula is designated as an area of outstanding natural beauty which offers superb scenery, walks and a number of beautiful beaches. A regular bus service connects to the Cathedral city of Truro and a passenger ferry services historic Falmouth and the King Harry car ferry provides a quicker commute to Falmouth and Truro.

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

## THE VILLA

### RECEPTION ROOM

13'2" x 8'2" (4.03m x 2.51m)

Fitted with a recently installed eco wood burning stove.

### SITTING/DINING ROOM

14'11" x 8'8" (4.57m x 2.66m)

### KITCHEN

9'4" x 6'5" (2.86m x 1.96m)



## BATHROOM

6'3" x 4'11" (1.92m x 1.51m)

## BEDROOM

8'6" x 7'11" (2.60m x 2.42m)

## BEDROOM

8'3" x 6'9" (2.54m x 2.07m)

## SHEPHERDS HUT

15'8" x 6'5" (4.80m x 1.97m)

An additional unit that can be utilised as a studio or guest room.

## GARDEN SHED

16'1" x 9'1" (4.91m x 2.78m)

A very useful timber shed that provides storage for all equipment required including gardening and water items.

## OUTSIDE

The beach Villa is sat within tremendous, mature grounds of approximately one acre in total. There are lawn areas, mature shrubs and a wooded section which provide privacy and encourage wildlife.

## SERVICES

Mains water and electric. Private drainage via a share septic tank.

## N.B

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

## COUNCIL TAX

Business rates - less than 15 thousand so don't pay. Likely to be band A.

## TENURE

Freehold.

## DIRECTIONS

From the centre of Portscatho, follow the road signposted towards Bohortha and St Anthony Head. Continue out of the village, keeping the sea on your left, and follow the lane through Gerrans and onwards Porth Farm. Stay on this road as it winds through the countryside, just before reaching Towan and Porth Farm, take the sharp left hand turning up an unmade track and follow this until you reach the top and bear left whereby the Beach Villa can be found on the right hand side.

## 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.

## 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.

