



IVY COTTAGE
PORTLOE, TRURO
TR2 5RG

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

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TR2 5RG

SEMI DETACHED PERIOD COTTAGE WITH SEA VIEWS AND
PRIVATE TROPICAL GARDENS

In a quiet setting within this sought after harborside village on the picturesque Roseland Peninsula.

Beautifully presented and completely renovated in recent years to a very high standard and retaining much charm and character with modern additions.

Three bedrooms - master with en suite, large sitting room, dining room, quality Neptune kitchen, luxurious bathroom, additional shower room, garden room, utility, cloakroom and entrance hallway. Double glazing.

Private enclosed tropical garden with sea views from side garden. Sold with no chain. Viewing essential.

Freehold. Council Tax Band D. EPC E.

GUIDE PRICE £750,000

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PHILIP MARTIN

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GENERAL COMMENTS

Ivy Cottage is a beautifully presented semi detached period cottage located on the edge of the picturesque harbourside village of Portloe on the Roseland Peninsula. The cottage is surprisingly spacious with well proportioned rooms and large windows that afford plenty of natural light. There are sea views from the master bedroom, third bedroom, garden room and sun terrace. In very recent years, the property has been completely renovated by an interior designer to an exceptionally high standard and in a very sympathetic way retaining character with modern additions. A feature of the cottage is the quality Neptune kitchen with solid wood units, granite worktops and integrated appliances, the bathrooms are to the highest standard with Burlington sanitary-ware. The majority of the ground floor has natural stone tiled floors whilst the first floor has durable sisal style carpet. The accommodation includes three bedrooms and luxurious bathroom on the first floor, the master has an en suite shower room. On the ground floor is a very spacious sitting room with woodburner, dining room, kitchen, garden room, large entrance hall, utility and shower room. Most of the rooms have bespoke plantation shutters and cast iron style radiators. The gardens of Ivy Cottage are delightful and are a feature of the property. They have been imaginatively landscaped by a garden designer and are very private and well stocked with many unusual plants and has a truly tropical feel. The whole property is exceptional and must be viewed internally to fully appreciate.

LOCATION

Portloe is one of the jewels of the Roseland Peninsula. It has seen little or no extensive 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 fishermen. Local facilities include a pub, hotel and church but there is also a bus service throughout the year to St Austell and Truro city centre. The larger village of Veryan known for its picturesque round houses built in the 19th Century by a clergymen 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 immediate vicinity are exceptional. The south coastal path is within a two minute walk with stunning views. The nearby Carne and Pendower beaches are also favourites with locals and visitors alike and the city of Truro with its Cathedral and fine shopping centre is about twelve miles away.

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

ENTRANCE HALL

A very versatile room with ample space for sitting. Windows to front and side with shutters. Part panelled walls. Cloak cupboard. Stone floor. Stable door to:

DINING ROOM

3.97m x 3.69m (13'0" x 12'1")

Sliding sash window to front. Stairs to first floor, shelved recess. Two radiators. Stone floor. Two wall lights. Exposed beams. Door to sitting room and opening to:



KITCHEN

3.97m x 1.99m (13'0" x 6'6")

Beautifully appointed solid wood kitchen by Neptune. Excellent range of base level shaker style cupboards with granite worktops. Belfast sink, integral appliances including Neff dishwasher, Smeg range cooker with extractor over and wine cooler. Stone floor. Exposed beams. Three wall lights. Opening to garden room and:

UTILITY ROOM

Granite worktops with space and plumbing for washing machine and tumble drier below. Built in pantry cupboard with spice racks and drawers. Stone floor. Two Velux windows. Door to:

SHOWER ROOM

A fully tiled wet room. Low level w.c, pedestal wash hand basin, shower. Heated towel rail. Extractor fan. Frosted window to side.

BREAKFAST ROOM

3.18m x 2.54m (10'5" x 8'3")

Accessed from the kitchen. Sliding patio doors leading onto a large deck and enjoying distant sea views. Two wall lights. Stone floor. Radiator.

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SITTING ROOM

4.97m x 4.78m (16'3" x 15'8")

A lovely twin aspect room with two windows to front with shutters and large window overlooking the rear garden. A light and spacious, well proportioned room. Feature fireplace with slate hearth, arched wood lintel and woodburner. Two wall lights. Engineered oak floor. Exposed beams. Two radiators. Television point.

FIRST FLOOR

Landing.

MASTER BEDROOM

4.73m x 3.82m (15'6" x 12'6")

A light, twin aspect room with window to front and large window to side enjoying fabulous sea views. Radiator. Two wall lights. Loft access.

EN SUITE

A white suite with low level w.c, wash hand basin, large walk in shower with fully tiled surround, tiled floor, extractor fan. Heated towel rail. Frosted window to rear.

BEDROOM TWO

3.97m x 3.74m (13'0" x 12'3")

Window to front with shutters and window seat. Shelved alcove. Two wall lights. Loft access.

BEDROOM THREE

3.83m x 1.98m (12'6" x 6'5")

Another twin aspect room with window to rear and side enjoying distant sea views. Two wall lights. Radiator.

BATHROOM

A luxurious bathroom with white suite comprising freestanding bath, large wash hand basin and low level w.c. Tiled floor. Extractor fan. Heated towel rail. Two wall lights. Window to front with shutters.

OUTSIDE

The approach to Ivy Cottage is through a pedestrian gate and an attractive granite sett pathway leads to the entrance door. The front garden is enclosed within a solid wall and a rockery has a selection of specimen tropical plants. A pedestrian gate leads into an enclosed paved area with log and bin storage and high hedge provides privacy from neighbours. The path continues to the side.

SIDE GARDEN

The sheltered main garden enjoys a southerly aspect and complete privacy. A large Millboard deck provides lots of sitting out space, perfect for entertaining with access from the garden room which is off the kitchen. There are lovely sea views from the deck and the hydrangea and camellia's provide colour in the spring and summer. There is an outside shower with blended hot water. Outside tap.

SERVICES

Mains water, electric and drainage are connected.

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

Proceeding along the A3078 from Tregony to St Mawes take the left hand turning to Veryan at Bessy Beneath (immediately after passing the Texaco Service Station). Continue for just over one mile and at a sharp right hand bend turn left where signposted Portloe. Continue through the hamlet of Treviskey and down the hill towards Portloe. Ivy Cottage is located on the left hand side just after the village car park.

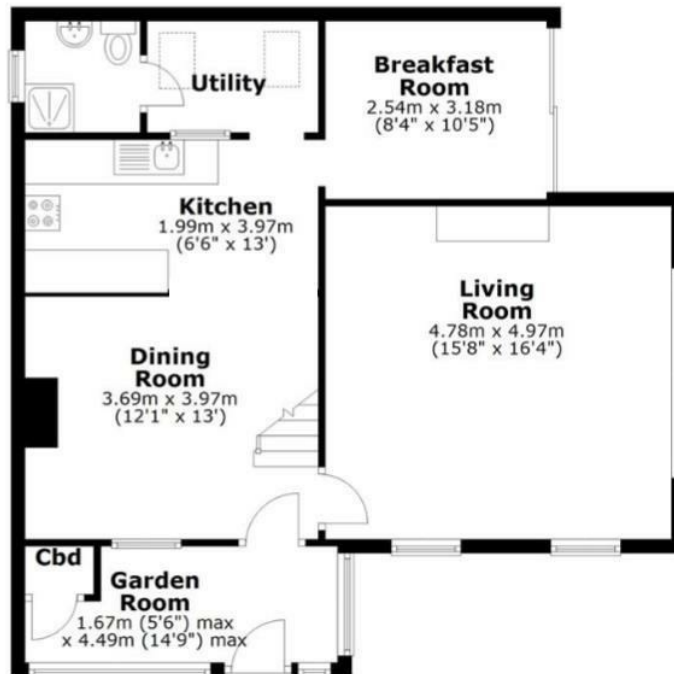


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Ground Floor

Approx. 70.8 sq. metres (761.6 sq. feet)



First Floor

Approx. 47.4 sq. metres (510.3 sq. feet)



Total area: approx. 118.2 sq. metres (1271.9 sq. feet)

Portloe

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 plus	A		
81-91	B		
69-80	C		
55-68	D		
43-54	E		
31-42	F		
21-30	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
92 plus	A		
81-91	B		
69-80	C		
55-68	D		
43-54	E		
31-42	F		
21-30	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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