



54 PARC AN DILLON ROAD

PORTSCATHO, TRURO

TR2 5DU

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

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54 PARC AN DILLON

PORTSCATHO

TRURO TR2 5DU

STYLISH DETACHED HOUSE WITH FABULOUS COASTAL VIEWS

Enjoying magnificent sea views over Gerrans Bay, the harbour and Luggar.

Beautifully presented and substantially extended very recently in a very imaginative way and extremely attractive with large, light rooms. Newly fitted kitchen and luxurious bathrooms. Air source heating with underfloor heating on the ground floor and conventional radiators upstairs.

Planning permission granted for a further side extension creating a self contained annexe or additional accommodation, or potential for a holiday let.

Four double bedrooms, feature lounge/dining room with full height ceiling, kitchen and two bathrooms.

Enclosed rear garden enjoying a sunny south facing aspect and the sea views. Driveway parking for three cars.

Sold With No Chain.

Freehold. Council Tax Band D. EPC - TBC

GUIDE PRICE £850,000

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PHILIP MARTIN

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GENERAL COMMENTS

54 Parc An Dillon Road is a fabulous detached house that has been transformed by the current owners over the last few years. Originally a modest detached bungalow, it has been imaginatively extended into a superb two storey house which makes the best of the fabulous panoramic sea views. The accommodation includes four double bedrooms (two on each floor), the master bedroom is particularly large with amazing sea and harbour views. In addition there is a large lounge/dining room with full height, feature ceiling, kitchen/breakfast room and two bathrooms. Planning permission has been granted for a side extension providing annexe accommodation with potential to create a holiday let or extra accommodation for a larger family with additional sitting room, bedroom and bathroom. Outside is a private enclosed rear garden that enjoys sun all day and fabulous sea views. At the front is a further lawned garden and tarmac driveway providing parking for three cars. The house benefits from air source heating with underfloor heating on the ground floor and conventional radiators upstairs and together with high levels of insulation guarantees low running costs.

LOCATION

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.

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

LOUNGE/DINING ROOM

A stunning room with feature double height ceiling and lots of windows affording plenty of natural light. Glazed front door with side window. Solid oak staircase leading to first floor. Wood burning stove. Underfloor heating. Glazed door and window overlooking and leading to the rear garden and patio. Dining area with window overlooking the front garden. Television and telephone points.



HALLWAY

Doors to bathroom and kitchen.

KITCHEN

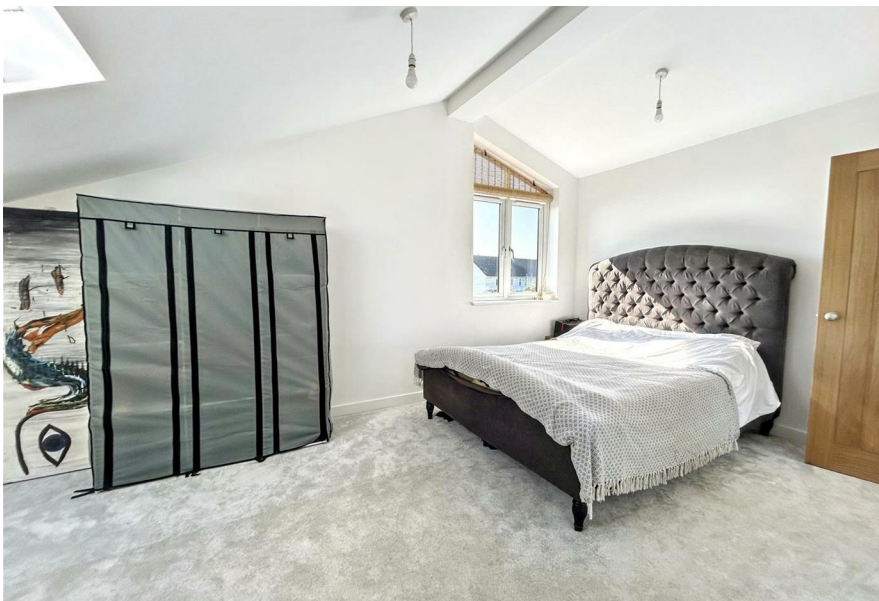
Sliding patio doors open onto a large deck and enjoy magnificent sea views over Gerrans bay and Portscatho with excellent views of the harbour and The Lugger. The kitchen is beautifully finished with granite worktops and an excellent selection of base and eye level shaker style kitchen units. Stainless steel sink with

mixer tap over. Range cooker with glass splashback, integral dishwasher, washing machine and wine chiller. Freestanding fridge/freezer. Additional one and a half bowl stainless steel sink with feature mixer tap over. Central island with breakfast bar, granite worktop and further storage below. Underfloor heating.

BATHROOM

Luxurious white suite with free standing roll top bath, vanity sink unit with circular sink and mixer tap over. Low level w.c. Two high level frosted windows to side. Underfloor heating.

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BEDROOM THREE

A double bedroom. Window to front overlooking the driveway and garden. Underfloor heating.

BEDROOM FOUR

Another double bedroom. Window overlooking side driveway. Built in wardrobes. Airing cupboard housing large unvented hot water cylinder. Controls for the air source heat pump.

FIRST FLOOR

LANDING

A very light landing with doors to all first floor rooms. Velux window,

BEDROOM ONE

Window to side enjoying fabulous sea views and also over the harbour and Luggar. Velux window to front with sea views towards Dodman Point. Radiator. Door opening into bathroom.

BATHROOM

A luxurious modern bathroom with freestanding bath, low level w.c. with feature timber shelf behind. Velux window enjoying views over Gerrans Bay. Feature sink with bespoke wooden stand and shelf. Tiled floor, extractor fan. Spotlights.

BEDROOM TWO

A well proportioned double bedroom. Window to front. Velux to side enjoying sea and coastal views over Gerrans Bay to Nare Head and Gull Rock with The Dodman beyond. Radiator.

OUTSIDE

At the front and side is a tarmac driveway that provides parking for three cars. There is a small lawn and a path leads along the side of the house to the rear. The rear garden is enclosed and enjoys a sunny south facing aspect. Sliding patio doors open from the kitchen onto a raised deck that enjoys fantastic sea views with plenty of sitting out space enclosed within balustrade railings. The rear garden is mainly lawn and there is a further paved patio with additional sitting out space also accessed from the sitting room. The hot tub is included in the sale.

SERVICES

Mains water, electric and drainage. Air source heat pump for heating and hot water.

N.B

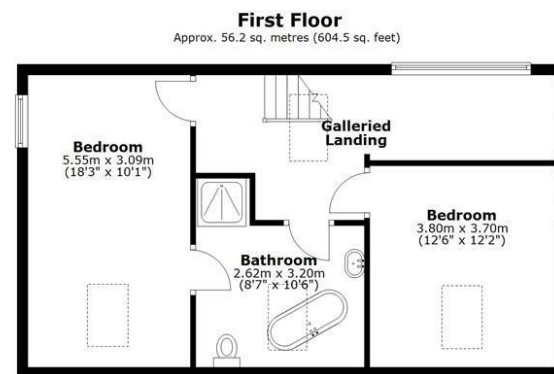
The electrical circuit, appliances and heating system have not been tested by the agents.

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

Proceed into Portscatho passing the car park on the left and take the next right hand turning into Parc An Dillon Road. The house is the second on the left and easily identified by a Philip Martin sale board.



Total area: approx. 141.8 sq. metres (1526.6 sq. feet)
54 Parc And Dillion Road, Portscatho

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 plus	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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
92 plus	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not environmentally friendly - higher CO ₂ emissions			
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