



3 PARC MERYS
PORTSCATHO, TRURO,
TR2 5UU

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS



3 PARC MERYs

PORTSCATHO TRURO
TR2 5UU

LINK DETACHED HOUSE AFFORDING BREATHTAKING COASTAL VIEWS. 3 Parc Merys is a well presented link detached house, occupying a superb elevated position in the sought after village of Portscatho and being offered for sale with no onward chain and vacant possession. The property commands breath taking views spanning across Gerrans Bay to the Nare Head, Gull Rock and the coastline beyond. The property would be perfect for those looking for a full time residence, holiday let property or personal use holiday home.

GUIDE PRICE £765,000

Philip Martin

PHILIP MARTIN

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Sales - Referral fee disclosure - We may recommend conveyancing services to you through Muve. These services are optional, however, should you use their services, Philip Martin will receive a payment which is typically £200 plus vat.

THE PROPERTY

3 Parc Merys is a link detached house, occupying a superb elevated position in the sought after village of Portscatho and being offered for sale with no onward chain and vacant possession. The property commands breath taking views spanning across Gerrans Bay to the Nare Head, Gull Rock and the coastline beyond. The property would be perfect for those looking for a full time residence, holiday let property or personal use holiday home. Internally the property affords spacious reverse level accommodation, with the entrance floor taking advantage of the outstanding views, comprising entrance hall, lounge dining room, kitchen and cloakroom, with three bedrooms (master en suite) and a family bathroom to the lower ground floor. Externally there are gardens to the rear elevation including patio and lawn areas. To the front elevation there are lawned areas, patio area and steps leading down to the rear garden as well as communal gardens and a foot path serving the four properties. The property is offered with allocated parking for one vehicle, visitors parking and a good sized garage. Other benefits include new UPVC double glazing throughout and oil fired central heating.

LOCATION

Portscatho itself is a thriving fishing village in the heart of the Roseland Peninsula, sharing many of its facilities with neighbouring Gerrans. Between the two you will find two pubs, a church, garage, galleries, a post office, shops and doctors surgery and primary school. Portscatho is situated approximately five miles from the village of St. Mawes (which has a regular foot passenger service to Falmouth) and approximately sixteen miles from the Cathedral city of Truro where more facilities can be found. The nearby King Harry Ferry provides a convenient and scenic commute to Truro and Falmouth. There are many coastal walks to be found from Portscatho, along the South West Coast Path towards Porthcurnick beach and the ever famous Hidden Hut or to Towan Beach and The Thirstea Co.

ACCOMMODATION

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

ENTRANCE

Front aspect double glazed opaque door opens into the entrance hall. Front aspect Upvc double glazed window. Loft hatch. Carpeted flooring. One radiator. Ceiling light. Ceiling coving and light. Telephone point. Wall mounted consumer unit (E.I.C.R passed 08.04.21) . Stairs descend to serve the lower ground floor. Doors opening to; kitchen, lounge dining room and WC.



KITCHEN

4.34m x 3.23m (14'3 x 10'7)

Front aspect Upvc double glazed windows. Open to the lounge dining room affording breathtaking sea views. Fitted kitchen with a range of wall and base cabinets incorporating; cupboards and drawers, roll edge work tops, inset stainless steel sink drainer and tiled splash back. A range of integral appliances include electric oven, four ring electric hob with cooker hood over, fridge, freezer, space and plumbing for washing machine and Worcester oil fired boiler.

Ceiling lights and coving. Telephone point. Wall mounted radiator.

LOUNGE DINING ROOM

6.78m x 3.86m (22'3 x 12'8)

Rear aspect Upvc double glazed windows affording marine and coastal views. Three radiators. Ceiling lights. Wall mounted lights. Carpet. Ceiling coving. Space for a dining table. Television aerial point. Telephone point.

WC

Corner sink with tiled splash-back. Toilet. Lino flooring. One radiator and towel holder. Ceiling light and extractor fan.

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LOWER GROUND FLOOR

Stairs descend from the entrance hall. Under stairs storage cupboard. Airing cupboard. Carpet. Ceiling light. Radiator. Doors to; three bedrooms and the bathroom.

MASTER BEDROOM

3.84m x 2.84m (12'7 x 9'4)
Rear aspect Upvc double glazed window and Upvc double doors opening to the garden. Radiator. Ceiling coving. Wall lights. Carpet. Television aerial point. Telephone point. Door to the En Suite.

EN SUITE

1.70m x 1.65m (5'7 x 5'5)
Side aspect Upvc double glazed opaque window. White suite comprising; shower cubicle with wall mounted shower, close coupled WC and a pedestal wash hand basin. Extractor. Mixture of painted and tiled walls. Electric shaver point. Ceiling light. Ceiling coving. Radiator.

BEDROOM 2

3.96m x 2.34m (13' x 7'8)
Rear aspect Upvc double glazed doors opening to the garden. Vaulted ceiling with Velux window. Space for wardrobes. Television aerial point. Radiator. Carpet. Wall lights. Exposed wooden ceiling beam

BEDROOM 3

2.87m x 2.79m (9'5 x 9'2)
Rear aspect Upvc double glazed window. Aerial point. Carpet. Ceiling light. Ceiling coving. Space for a wardrobe. Carpet and radiator.

BATHROOM

2.24m x 1.65m (7'4 x 5'5)
White suite comprising; panelled bath with central mixer tap and wall mounted shower above, close coupled WC and a pedestal wash hand basin. Tiled walls. Ceiling light. Ceiling coving. Radiator. Extractor fan. Electric shaver point.

OUTSIDE

Front - Foot path laid to paving leads through the communal parts of the garden to the front of the property. Covered porch with external light. Gated steps to one side lead to the rear garden.

Rear - Large patio area laid to paving affording good hours of sunshine. Lawn area with full enclosed borders stocked with shrubs and mature trees. External socket and light. Small garden shed.

GARAGE

5.87m x 2.59m (19'3 x 8'6)
Front aspect manual up and over GRP door. Power and light. Space for a work bench. Oil tank for central heating.

SERVICES

Mains water, electricity and drainage.

Council Tax - Band E.

Private road - Parking areas and access to the garage is a private drive. Four properties on Parc Merys and two other nearby properties have right of access and allocated parking, sharing the cost of any repairs to the drive.

Tenure - Free hold.

N.B

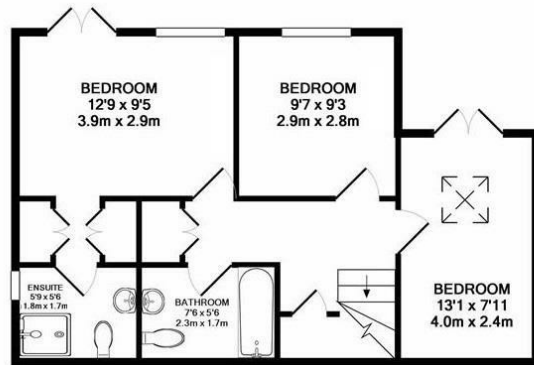
The electrical circuit, appliances and heating system have not been tested by the agents.

VIEWING

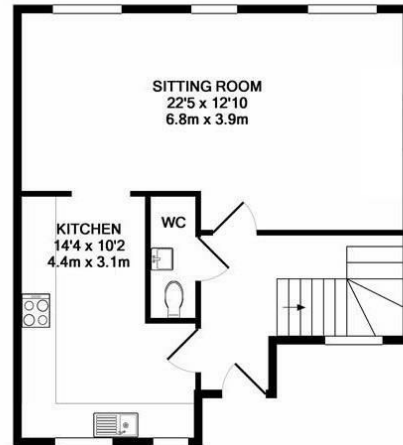
Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

DIRECTIONS

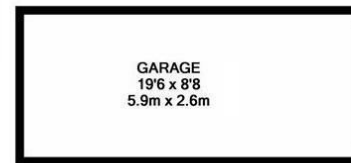
Proceed into Portscatho and on entering the village the access to the private drive at Parc Merys can be found on your left hand side. The property is then accessed at the bottom of this private drive.



GROUND FLOOR
 APPROX. FLOOR
 AREA 519 SQ.FT.
 (48.2 SQ.M.)



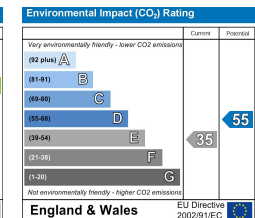
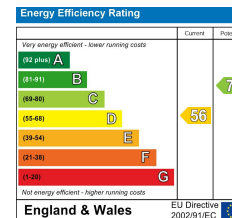
ENTRANCE FLOOR
 APPROX. FLOOR
 AREA 498 SQ.FT.
 (46.3 SQ.M.)



EXTERNAL
 APPROX. FLOOR
 AREA 169 SQ.FT.
 (15.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1186 SQ.FT. (110.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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