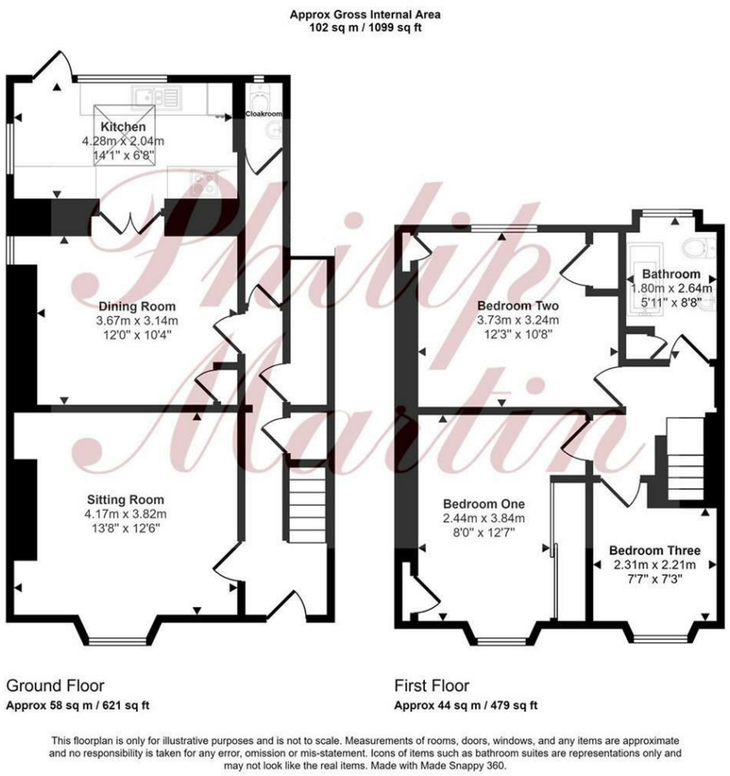
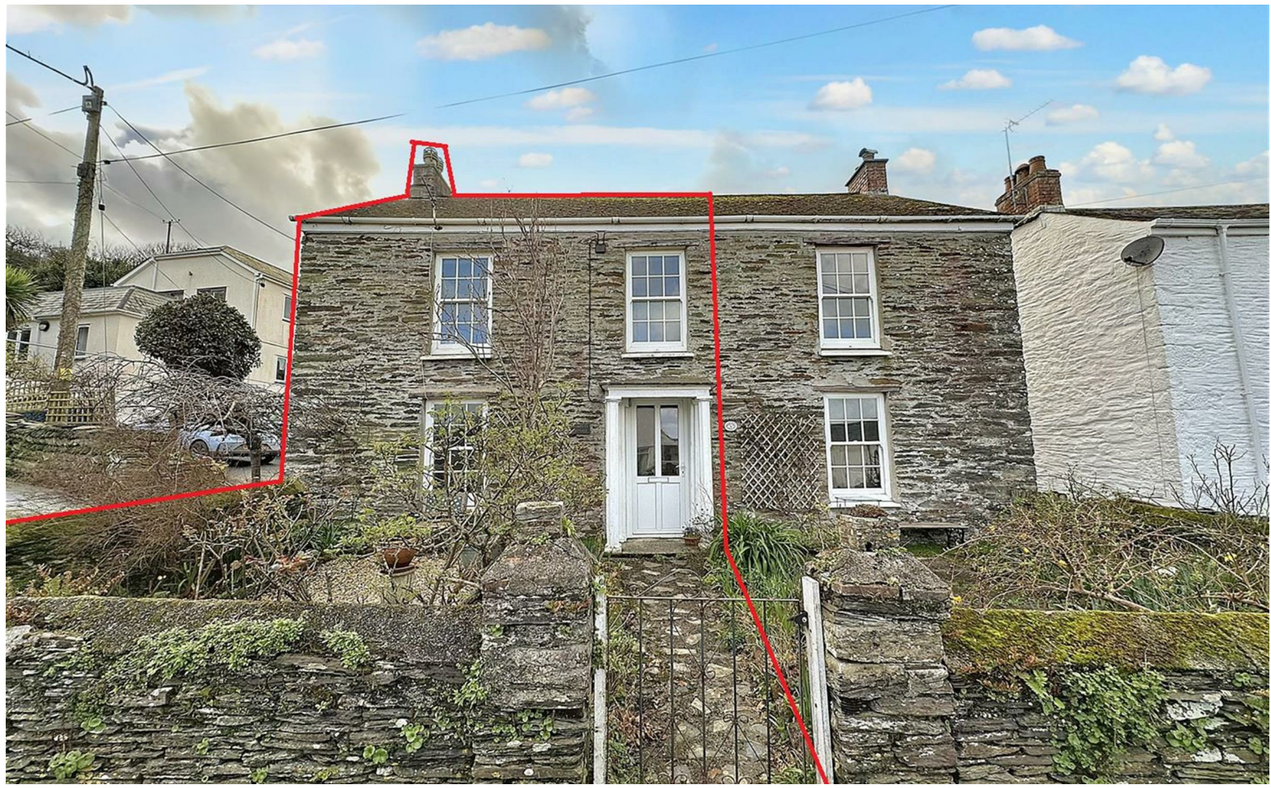
WELLINGTON TERRACE, PORTSCATHO

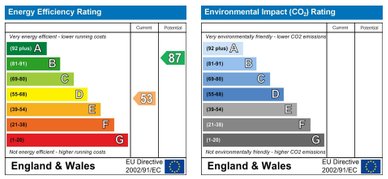




Key Features

- COASTAL VIEWS
- PERIOD PROPERTY
- PARKING
- VILLAGE LOCATION
- MINUTES FROM THE BEACH
- FRONT AND REAR GARDENS

Energy performance rating



NAMPITTY COTTAGE, 6 WELLINGTON TERRACE, PORTSCATHO, TR2 5HN

CHARACTER COTTAGE WITH COASTAL VIEWS

In the heart of Portscatho and within a short walk of the excellent village facilities and harbour.
Sitting room, dining room, kitchen and cloakroom to the ground floor. Three bedrooms and family bathroom to the first floor.
Enclosed front patio and rear gardens, parking and drive.
Views towards Gerrans Bay and the coastline beyond.
No onward chain and vacant possession.
EPC - E. Council Tax Band D. Freehold.

Guide Price £695,000

Contact us

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

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GENERAL REMARKS AND LOCATION

Nampitty Cottage gives a rare opportunity to purchase a semi detached property in the centre of the village with sea views, garden and parking. Having been in the same family ownership for a number of years, the property is now in need of modernisation but provides new owners the exciting opportunity to put their own stamp on a traditiona. Cornish home. Occupying a large plot with front patio, rear garden and parking to the side, it is a minutes walk from the shore and perfect for those looking to make the most of a coastal village life.

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.

THE PROPERTY

In all the accommodation comprises a sitting room, dining room, cloakroom and kitchen to the ground floor. Three bedrooms and a family bathroom to the first floor. Although now in need of updating, the property offers huge scope and the potential to become a wonderful family home.

GROUND FLOOR

HALLWAY

Leading into:-

SITTING ROOM

13'8" x 12'6" (4.17m x 3.82m)
Window to the front, feature open fire place with stone surround and alcove shelving. Radiator and carpeted flooring.

CLOAKROOM

Low level W.C. and hand wash basin. Small window to the rear.

DINING ROOM

12'0" x 10'3" (3.67m x 3.14m)
Feature open fire place with stone surround and mantlepiece over. Radiator and carpeted flooring. Window to the side, double doors opening to the:-

KITCHEN

14'0" x 6'8" (4.28m x 2.04m)
With a range of base and eye level units and worktops over. Tiled splash backs, stainless steel sink and drainer unit. Integrated double electric oven, four ring electric hob with extractor fan over. Wall mounted radiator, window and door leading to the rear garden.

FIRST FLOOR

BEDROOM ONE

8'0" x 12'7" (2.44m x 3.84m)
Window to the front with sea views, built in wardrobes and wall mounted radiator. Further built in cupboard space and carpeted flooring.

BEDROOM TWO

12'2" x 10'7" (3.73m x 3.24m)
Window to the rear, two built in cupboard spaces and carpeted flooring.

BEDROOM THREE

7'6" x 7'3" (2.31m x 2.21m)
Window to the front with sea views and carpeted flooring.

BATHROOM

5'10" x 8'7" (1.80m x 2.64m)
Family bathroom with bath, low level W.C. and pedestal hand wash basin. Window to the rear and carpeted flooring.

OUTSIDE

Leading to the front of the property is a wonderful patio space currently laid with stones and various beds planted with an array of bulbs and shrubs. Unlike many of the traditional properties in the village, Nampitty Cottage benefits from an enclosed rear garden. Although now in need of care, much of the garden is south facing and therefore benefits a huge amount of sunshine throughout the year, it is fully enclosed so perfect for those with children or pets. There is a useful stone built storage shed and steps which lead up to the parking space.

SERVICES

Mains electric, drainage and water.

N.B

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

TENURE

Freehold.

COUNCIL TAX

D.

DIRECTIONS

From the square, proceed to the right hand side of The Boathouse, walking up Wellington Terrace. Number 6 will be easily identifiable on the right hand side with a Philip Martin board.

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.

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