



GULLS CRY, EASTCLIFF
PORTHTOWAN, TRURO,
TR4 8AN

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS



GULLS CRY, EASTCLIFF PORTHTOWAN, TRURO, TR4 8AN

IMPRESSIVE FOUR-BEDROOM COASTAL HOME WITH
PANORAMIC VIEWS TOWARDS ST IVES

An individual detached home in an elevated position above Porthtowan, enjoying far-reaching views across the valley, beach and north Cornish coastline.

Extending to approximately 1,657 sq ft / 154 sq m, the versatile split-level accommodation includes a spacious sitting room opening onto a generous balcony, kitchen/dining room, four bedrooms, three bath or shower rooms, utility room and excellent storage. Outside are landscaped gardens, decked terraces and sheltered seating areas.

Energy-efficient features include an EPC rating of C, solar thermal panels, underfloor heating and a wood-burning stove.

GUIDE PRICE £995,000

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PHILIP MARTIN

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GENERAL COMMENTS

Gulls Cry is a distinctive detached home occupying an elevated position in the popular north Cornish coastal village of Porthtowan.

Arranged on a reverse-level layout to maximise the outlook, the principal living accommodation opens onto a generous sea-facing balcony with panoramic views across the village, surrounding countryside, beach and coastline towards St Ives.

Extending to approximately 1,657 sq ft, the light and well-proportioned accommodation is arranged over two floors and offers a flexible layout for family living and visiting guests. An entrance-level bedroom and nearby shower room provide useful guest or more accessible accommodation, while three further bedrooms occupy the lower ground floor, including the master bedroom with an en-suite shower room.

Outside are landscaped gardens, decked terraces, mature coastal planting and sheltered seating areas, together with driveway parking for three or four cars.



THE PROPERTY

The entrance hall is a welcoming introduction to the house, with timber flooring and pale blue joinery. Doors lead to the kitchen/dining room, sitting room, bedroom three and shower room, while stairs descend to the lower ground floor.

The kitchen/dining room is fitted with timber-fronted

cabinetry, generous work surfaces and a substantial peninsula providing additional storage, preparation space and informal seating. It opens into the spacious sitting room, where broad glazed bifolding doors frame the coastal views and lead directly onto the balcony. Further features include a study area, timber flooring, a wood-burning stove and ample space for a variety of seating arrangements.

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Bedroom three is a well-proportioned double room with built-in storage and a separate shower room nearby.

On the lower ground floor are three further bedrooms, a family bathroom, utility room and storage. The master bedroom has fitted storage, an en-suite shower room and French doors opening onto the garden terrace. Bedroom two also has direct garden access, while bedroom four is suitable as a bedroom, nursery, study or home office.

The family bathroom includes a freestanding roll-top bath and separate shower. A generous utility room, linen cupboard and substantial external store provide useful space for household storage, surfboards and outdoor equipment, with the store also suitable for use as a hobby room or workshop.

PORTHTOWAN

Porthtowan is a highly regarded coastal village on Cornwall's north coast, renowned for its sandy beach, dramatic cliffs and excellent access to the South West Coast Path.

The beach is popular with surfers, swimmers and families, while the village provides a range of local facilities including cafés, a beach bar, shop and seasonal amenities. The surrounding coastline offers excellent walking, with routes extending towards Chapel Porth, St Agnes and beyond. Redruth and Truro provide a broader range of shopping, educational and professional facilities, while the A30 offers convenient access to the wider county. St Ives lies further along the north coast and can be seen from the property's elevated position.

GROUND FLOOR

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

ENTRANCE HALL

A welcoming reception area with timber flooring, pale blue joinery and access to the kitchen and dining room, sitting room, bedroom three and shower room. Stairs descend to the lower ground floor.

SHOWER ROOM

4'8" x 6'8" (1.44m x 2.04m)

Fitted with a shower enclosure, wash-hand basin and WC.

BEDROOM 3

11'6" x 11'8" (3.51m x 3.57m)

A well-proportioned double bedroom with built-in storage and window.

Its position on the entrance level, close to the shower room, makes it particularly suitable for guests or more accessible accommodation.

KITCHEN/DINING ROOM

13'3" x 10'8" (4.06m x 3.27m)

Fitted with a comprehensive range of timber-fronted wall and base units, generous work surfaces, sink and space for appliances. A substantial peninsula unit provides additional storage, preparation space and informal seating.

There is ample room for a dining table and chairs, together with an open connection to the sitting room.

SITTING ROOM

17'9" x 11'10" (5.43m x 3.63m)

A particularly appealing reception room enjoying panoramic coastal and countryside views through

broad glazed doors, which open directly onto the balcony.

Further features include a study area, timber flooring, a wood-burning stove.

BALCONY

15'10" x 6'3" (4.85m x 1.93m)

A generous decked balcony with glazed balustrading and far-reaching views across Porthtowan, the beach and the north Cornish coastline towards St Ives.

The balcony provides an excellent setting for outdoor dining, relaxation and entertaining.

LOWER GROUND FLOOR

HALLWAY

7'8" x 10'10" (2.36m x 3.31m)

A spacious central hallway providing access to the principal bedroom, bedrooms two and four, family bathroom, utility room, storage accommodation and stairs to the ground floor.

MASTER BEDROOM

14'8" x 10'9" (4.49m x 3.30m)

A generous double bedroom with free standing storage and French doors opening directly onto the garden terrace.

A door leads to the en-suite shower room.

EN-SUITE

9'8" x 3'10" (2.95m x 1.19m)

Fitted with a shower enclosure, wash-hand basin and WC.

BEDROOM 2

14'6" x 11'0" (4.44m x 3.36m)

A spacious double bedroom with direct access to the garden and ample room for freestanding furniture.

BEDROOM 4

11'2" x 7'2" (3.42m x 2.20m)

A versatile room suitable for use as a bedroom, nursery, study, hobby room or home office.



BATHROOM

9'8" x 7'3" (2.95m x 2.21m)

Fitted with a freestanding roll-top bath, separate shower enclosure, countertop wash-hand basin and WC.

UTILITY

7'6" x 10'10" (2.30m x 3.31m)

Fitted with wall and base storage, work surfaces, sink and

space for laundry appliances. Cupboard housing hot water cylinder.

There is external access.

LINEN CUPBOARD

5'4" x 7'4" (1.64m x 2.25m)

A useful cupboard ideal for storage and linen.

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OUTSIDE

The property is approached over a large gravelled parking area providing space for three or four cars and access to the front entrance. Steps also lead down to the lower ground floor.

The gardens have been arranged across several levels and include decked terraces, areas of lawn, gravelled pathways, mature coastal planting and a timber seating area.

French doors from both the principal bedroom and bedroom two open directly onto the lower garden terrace, creating a strong connection between the bedroom accommodation and the outside space. A covered timber walkway and deck extend along the rear elevation, providing sheltered access between the garden and lower-ground-floor rooms. The principal upper balcony is accessed directly from the sitting room and provides an exceptional vantage point from which to enjoy the panoramic views across Porthtowan and along the north Cornish coastline towards St Ives.

Additional paved and gravelled service areas provide external access to the storage room.

STORE

9'3" x 11'3" (2.83m x 3.45m)

A substantial storage room with power, lighting and windows, suitable for general household storage, outdoor equipment, hobby use or a workshop.

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.

COUNCIL TAX

Band E.

TENURE

Freehold.

SERVICES

Mains water, drainage and electricity. Oil fired central heating and solar thermal panels. Underfloor heating and wood burning stove.

BROADBAND

Full-fibre broadband with estimated speeds of 308 Mbps download and 51 Mbps upload.

DIRECTIONS

From the A30, take the exit signed for St Agnes and Porthtowan and follow the B3277 towards St Agnes. At the crossroads, turn left where signposted to Porthtowan. Just after the Victory Inn pub, look for a turning on the right hand side, signposted Eastcliff. Continue along Towan Road, through Towan Farm and take the third turning into East Cliff Avenue. The property can be found on the left.

DATA PROTECTION

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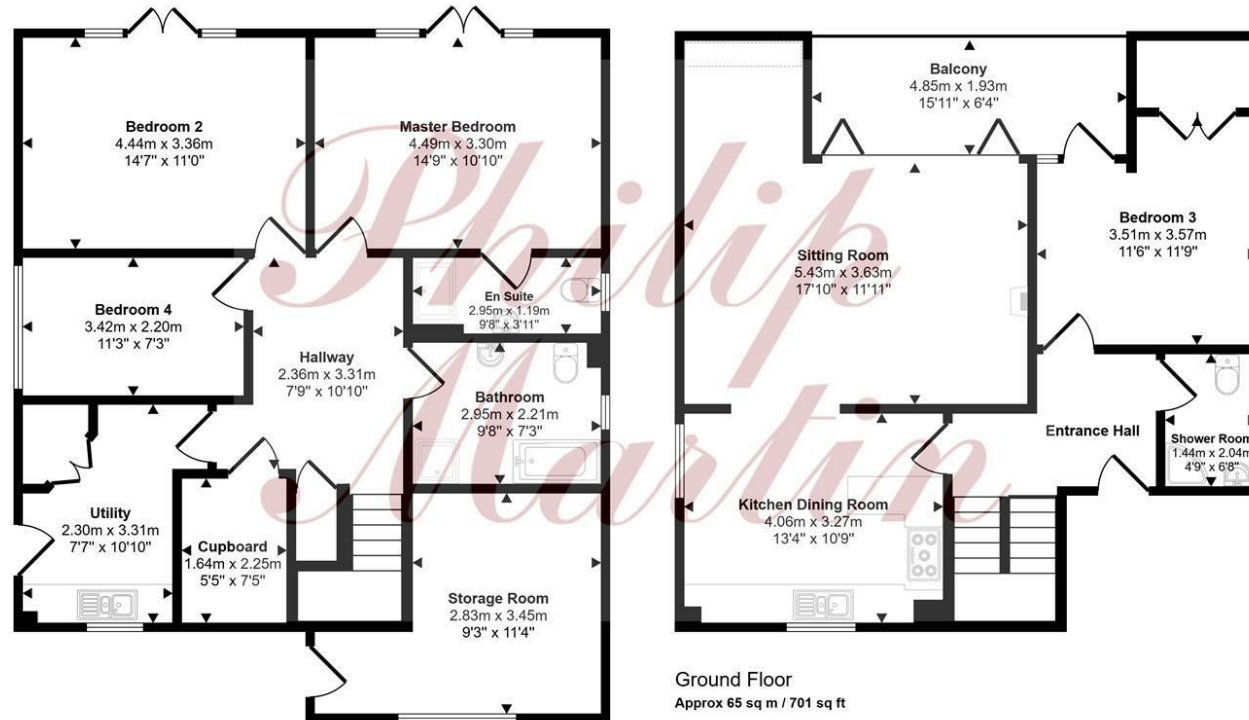


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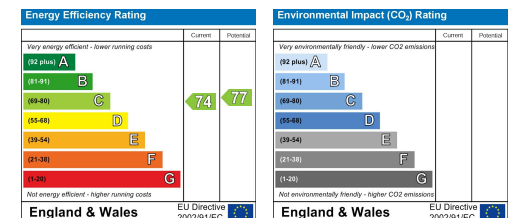
Approx Gross Internal Area
154 sq m / 1657 sq ft



Lower Ground Floor
Approx 89 sq m / 956 sq ft

Denotes head height below 1.5m

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.







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