



3 THE LUGGER
PORTSCATHO, THE ROSELAND,
CORNWALL TR2 5HE

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS



3 THE LUGGER

PORTSCATHO THE ROSELAND CORNWALL TR2 5HE

MID TERRACED FOUR BEDROOM COTTAGE

A great opportunity to purchase one of Portscatho's classic old fisherman's cottages close to the sea front and harbour with glorious views stretching across Gerrans Bay to Nare Head and Gull Rock.

Accommodation includes; four bedrooms, sitting room, dining room, kitchen, bathroom, separate W.C.

There are fantastic terraced gardens to the rear enjoying superb sea views with multiple seating areas, mature shrubs and a wonderful summer house.

Viewing is strongly recommended.

Freehold. EPC - F. Council Tax - D.

PRICE GUIDE £895,000

Philip Martin

PHILIP MARTIN

9 Cathedral Lane, Truro, Cornwall, TR1 2QS

Truro: 01872 242244 **St Mawes:** 01326 270008

E: sales@philip-martin.co.uk

www.philip-martin.co.uk



The particulars are issued on the understanding that all negotiations are conducted through Philip Martin who for themselves or for the Vendor whose agents they are, give notice that:

(a) Whilst every care has been taken in preparation of these particulars, their accuracy is not guaranteed, and they do not constitute any part of an offer or contract. Any intended purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

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

A great opportunity to purchase one of Porthcatho's classic old fisherman's cottages close to the sea front and harbour with glorious views stretching across Gerrans Bay to the Nare Head and Gull Rock. No. 3 The Lugger is a delightful mid terraced cottage that has been lived in and lovingly cared for by two generations of the current family since the 1930's creating a deceptively spacious and attractive family home. The magnificent long gardens are a true delight and take full advantage from every level of the extensive sea and country views over Gerrans Bay. The accommodation comprises; on the ground floor, entrance porch, lounge with open fireplace and beamed ceiling, separate dining room, modern fitted kitchen and utility area, bathroom, separate w.c. and bedroom with shower facility. On the first floor there are three further bedrooms two of which have lovely views and the master having an en-suite w.c. To the front there is a lovely sitting out area and garden, and beautiful gardens to the rear with a profusion of magnificent plants and shrubs and several delightful sitting out terraces compliment the property well and its desirable location. Viewing strongly recommended.

PORTSCATHO

Portscatho is an attractive and highly desirable coastal village with an excellent range of village facilities including public house, social club, village store with post office, various shops, galleries etc, primary school and doctors surgery. There is a further public house available at nearby Gerrans. St.Mawes is within six miles with a wider range of facilities as well as restaurants and pedestrian ferry to Falmouth The Cathedral city of Truro is approximately fifteen miles or via the King Harry Ferry about seven to eight miles.

The Roseland Peninsula is designated an Area of Outstanding Natural Beauty and there are many scenic attractions in the immediate area, an abundance of walks both along the south coast and the Fal estuary and much of which is owned and protected by the National Trust.

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

Decorative double glazed panelled door to:-

ENTRANCE PORCH

Double glazed window to two sides. Obscured double glazed door opens to:-

SITTING ROOM

4.67m max x 3.76m (15'4" max x 12'4")

(Including staircase). Recessed sash window with secondary double glazed window to the front elevation (effectively triple glazed) with window seat. Beamed ceiling, a wood burner with large, slate stone surround and hearth with timber mantle, shelved recess to either side of the fireplace. Recessed fitted display shelf, stairs to first floor. Doorway to:-

DINING ROOM

4.42m max x 2.49m (14'6" max x 8'2")

Multi paned sash window to rear elevation, shelved recess, doorway to:-



KITCHEN

3.78m + recess x 2.92m (12'5" + recess x 9'7")

Double glazed window to the side elevation, attractive kitchen fitted with a comprehensive range of white fronted base and wall cupboard units with a roll edge worktop. Tiled splashback and inset one and a half bowl sink unit with mixer tap and drainer. Space for electric cooker, fridge, dishwasher and a freezer. Tiled flooring. Multi paned glazed panelled door leads to:-

UTILITY/REAR PORCH

2.29m x 1.27m (7'6" x 4'2")

Part glazed door to the rear and window to the rear elevation. Tiled flooring,

space for washing machine and tumble dryer.

From the kitchen a short flight of steps lead to:-

INNER HALL

Skylight, cupboard housing hot water tank with electric immersion. Doors to separate w.c., bathroom and bedroom 3.

SEPARATE W.C.

Obscured double glazed window to side elevation and low level w.c.

Philip Martin



BATHROOM

Obscured double glazed window to the side elevation, panelled bath with electric shower over, tiled surround plus glazed shower screen. Pedestal wash hand basin. Tiled walls and electric towel heater.

BEDROOM THREE/GUEST ROOM

3.66m max x 3.05m (12' max x 10')
Double glazed window to the rear elevation, double glazed panelled door providing access to rear garden and terraces. Built-in double wardrobe, hanging rail and shelf. Corner tiled shower cubicle with electric shower unit.

FIRST FLOOR

LANDING

Panelled doors to three bedrooms and a good size storage cupboard.

BEDROOM ONE

4.39m x 2.54m (14'5" x 8'4")
Double glazed window to the rear elevation looking at the garden. Built-in double wardrobe with shelving and storage cupboards over, door to:-

EN-SUITE W.C.

Small window to the rear elevation, low level w.c. and corner wash hand basin.

BEDROOM TWO

3.84m x 2.79m plus shelved recess (12'7" x 9'2" plus shelved recess)
Sash window and secondary double glazed window to the front elevation with lovely sea views. Built-in wardrobe with hanging rail and shelf. Access to loft.

BEDROOM FOUR

2.44m x 2.18m max (8' x 7'2" max)
Sash window and secondary double glazed window to the front elevation with lovely sea views, shelved recess.

OUTSIDE

The front of the property is approached via a timber gate to a paved front terrace providing ample room for tables and chairs to enjoy the morning sun and the sea views along the lugger. There are attractive borders to three sides enclosed by garden walling. There is external access to the rear garden via a pathway adjacent to Slipway Cottage, immediately behind the property, accessed also from the rear porch/utility or via bedroom 3/guest room. There is an attractive paved terrace with raised stone wall borders creating a superb sitting out area encompassed by lovely plants and shrubs. A short flight of steps leads to:-

WORKSHOP

4.50m x 4.34m (14'9" x 14'3")
(On two levels). Window to the front elevation, glazed doors to

two sides and further window to side and rear elevation. Power and light.

GARDEN SHED 10' x 8' (3.05m x 2.44m)

From here paved steps meander through beautifully planted gardens to three further delightful paved seating terraces from which to enjoy glorious coastal views looking across Porthcurnick, Pendower and Carne beaches and further to Gull Rock and the impressive Nare Head. Between these seating terraces beautiful gardens comprise a perfusion of different plants and shrubs including fuchsias, roses, azaleas, agapanthus, clematis, too numerous to mention all, but a real paradise.

SERVICES

Mains electricity, water and drainage. (The property has recently been rewired). Telephone connected subject to BT regulations.

N.B

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

DIRECTIONS

Proceed into the village of Porthscatho and on approaching the village square bear right and then left, bypassing the Plume of Feathers public house on the left. Proceed towards the harbour and 3 The Lugger will be located immediately on the right hand side identified by a Philip Martin for sale board.

COUNCIL TAX

D.

TENURE

Freehold.

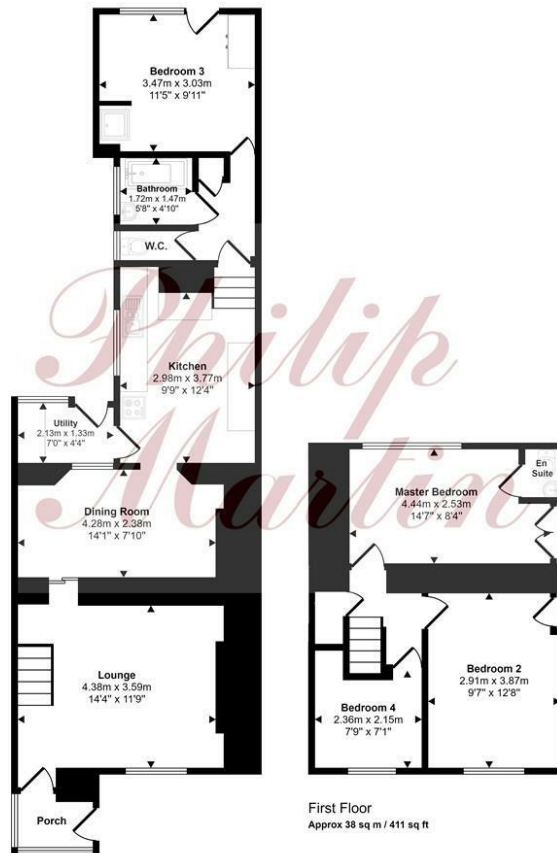
VIEWING

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.

DATA PROTECTION

We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our offices in Truro or St Mawes.

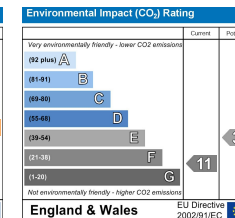
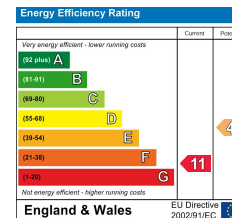
Approx Gross Internal Area
111 sq m / 1191 sq ft



Ground Floor
Approx 72 sq m / 780 sq ft

First Floor
Approx 38 sq m / 411 sq ft

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.







PHILIP MARTIN
Truro 01872 242244 St Mawes 01326 270008 www.philip-martin.co.uk

Philip Martin
ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS