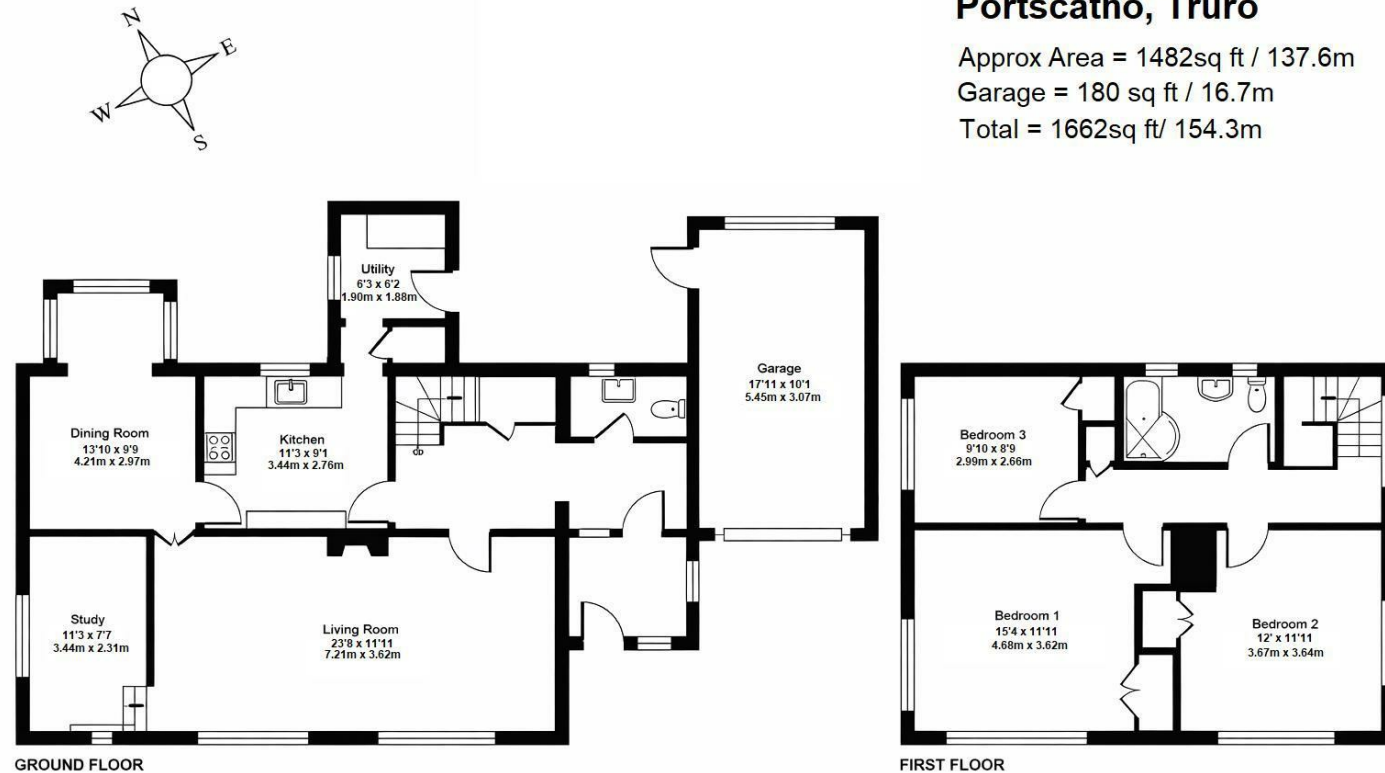


ROSELAND PENINSULA

**Portscatho, Truro**

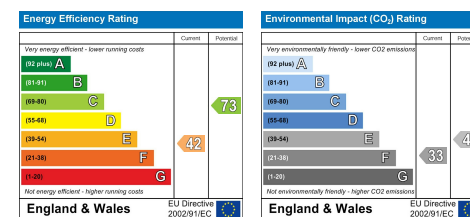
Approx Area = 1482sq ft / 137.6m  
 Garage = 180 sq ft / 16.7m  
 Total = 1662sq ft/ 154.3m



**KEY FEATURES**

- 3 Bedrooms
- Dining room
- Kitchen
- Garage and Parking
- Sitting room
- Study
- Bathroom and Cloakroom
- Generous sized Gardens

**ENERGY PERFORMANCE RATING**



**MILESTONE HOUSE, TREWITHIAN, NR PORTSCATHO, TR2 5EJ**

SUBSTANTIAL DETACHED MODERN HOUSE ENJOYING COUNTRYSIDE VIEWS WITH THE SEA BEYOND.

In the heart of the Roseland Peninsula and around half a mile from the sea, this individual detached house provides convenient

family living in a wonderful setting  
 3 bedrooms, bathroom, kitchen, sitting room, dining room, study and cloakroom.  
 Huge potential to improve and enlarge if necessary.  
 EPC Band - E. Council Tax Band - E. Freehold.

PRICE GUIDE £500,000

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.



Less than a mile inland from the sea Milestone House presents a fantastic opportunity to purchase a large modern family home in the heart of the Roseland Peninsula. Set back from the road and within a mature garden, this is an ideal abode for anyone looking for either a permanent residence or indeed that special holiday home. With light airy rooms an internal inspection is highly recommended.

Internally the house has a good layout of accommodation and with a homely feel and due to the large number of windows the property is filled with light. It is much larger than immediately apparent, with views of the surrounding countryside towards the coast to the front and over neighbouring farmland to the rear. The accommodation includes three bedrooms, large sitting room, kitchen, dining room, playroom/study, bathroom and cloakroom. There is huge potential to extend, particularly at the side to create further bedrooms if necessary.

Trewithian itself is situated just over a mile away from the coastal village of Portscatho, with all its local amenities, (some shared with neighbouring Gerrans) including a pub, shops, galleries, a post office, a primary school and even a doctors surgery. Portscatho is situated approximately five miles from the village of St. Mawes (which has a regular foot passenger ferry service to Falmouth) and approximately sixteen miles from the cathedral city of Truro, where a main line railway provides a direct service to London (Paddington). The nearby King Harry ferry provides a convenient and scenic commute to Truro and Falmouth, much of the surrounding coastline is owned by the National trust, offering fabulous walks and beaches including Porthcumick and Porthbean, both less than a mile from the property and easily accessed by foot.

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

#### GROUND FLOOR

#### ENTRANCE PORCH

With door to outside, slate flag stone floor, coat hooks, two windows. Door to:-

#### HALLWAY

With radiator and turning staircase to first floor with storage cupboard under. Door to:-

#### CLOAKROOM

With contemporary low level w.c, wall mounted wash hand basin and radiator. Obscured glass window.

#### LIVING ROOM

23'7" x 11'10" (7.21m x 3.62m)

An extremely light and airy room with two radiators, local stone open fireplace with matching hearth and wood mantle over. Two large windows overlooking the front garden, double doors to dining room and direct access through to:-

#### PLAYROOM/STUDY

11'3" x 7'6" (3.44m x 2.31m)

With a radiator and two windows.

#### DINING ROOM

13'9" x 9'8" (4.21m x 2.97m)

9'8" (maximum narrowing to 6'4") X 12'8"

With radiator and bay window overlooking rear garden, door to:-

#### KITCHEN

11'3" x 9'0" (3.44m x 2.76m)

Fitted with a range of eye and base level units with a granite work top over, small granite breakfast bar, one and a half bowl stainless steel inset sink unit, one with waste disposal. Built in Neff double electric oven and grill with a four ring halogen hob and extractor fan over. Plumbing for dishwasher, inset spot lights, newly fitted flooring and connecting door back in to hall.

#### REAR LOBBY/UTILITY

6'2" x 6'2" (1.90m x 1.88m)

With built in larder cupboard and oil fired central heating boiler. Rear entrance door. (Immediately outside there is a sink unit which was formerly contained within a utility room which has since been dismantled).



#### FIRST FLOOR

#### LANDING

With radiator, window, loft access, airing cupboard with lagged hot water cylinder, central heating controls and slatted shelves.

#### BEDROOM 3

9'9" x 8'8" (2.99m x 2.66m)

With a radiator, window to side and built in storage cupboard.

#### 4.68M X 3.62M

11'6" x 13'0" (3.51 x 3.96)

Two windows enjoying fabulous views to the sea. Fitted wardrobes. Radiator.

#### BATHROOM

Comprising bath with shower over, tiled walls, low level w.c. and pedestal wash hand basin, two windows and a radiator.

#### BEDROOM 2

12'0" x 11'11" (3.67m x 3.64m)

With radiator, two windows, built in wardrobes. Sea views.

#### OUTSIDE

The property is approached by a tarmac drive with turning/parking area. This gives access to the GARAGE (17'5" x 10') with an up and over door, window, light and power connected. Large STORE/WORKSHOP adjacent.

The front garden is mostly laid to lawn surrounded by mature shrubs and conifer hedging and planted borders, along with an apple tree. To the rear there is a large lawn area and a patio. The lawn is surrounded by cornish hedge looking onto open farmland with rural open views. A pathway leads around to the front of the property.

#### SERVICES

Mains electricity, water, private drainage via a septic tank.

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

#### 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.

#### VIEWING

Strictly by Appointment through the Agents Philip Martin, 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008 or 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244. Fax: 01872 264007.

#### DIRECTIONS

From Truro proceed toward St. Mawes along the A3078. Upon reaching Trewithian the property will be easily identified on the right hand side with a Phillip Martin for sale board.