

A zoom lens has been used to portray the quality of the view.



**Portmellon, Cornwall**

**ALASTAIR SHAW**  
COASTAL AND COUNTRYSIDE HOMES

# Portmellon, Cornwall

This beautifully renovated Grade II listed character cottage has been remodeled and upgraded to a lavish standard by the current owners and compliments this spectacular front line coastal location, looking out over the beach and out to sea.

**This exquisite cottage offers open plan and contemporary style internal accommodation with a very stylish and luxurious feel making this a rare and very exciting property to become available on the open market.**

The cottage benefits oak and marble style flooring with underfloor heating, exposed stone work complimented with crisp white plastered walls and ceilings with inset downlighters, stylish and luxury fitted kitchen with appliances, impressive en-suite wet room, contemporary oak and metal staircase with glass balustrades, and a breathtaking location perched just above the beach with spectacular sea, beach and cove views and views of Chapel Point from both the property and its outside lookout area/garden area.

**The cottage is currently used as a holiday home and subject to negotiation can be bought furnished and ready to use.**

**Double bedroom with en-suite wet room, open plan lounge/dining area/kitchen. Located within a very short walk of the beach, the local public house situated just across from the beach as well as the shops and facilities that are a short distance away in Mevagissey.**

**EPC - Exempt.**

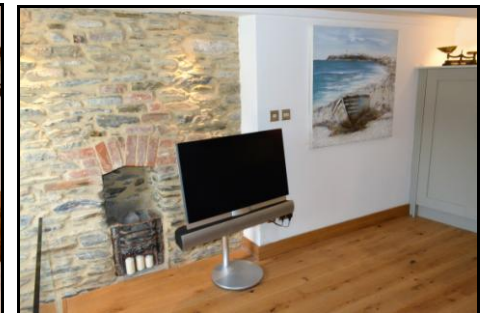
## Double Bedroom

*10'5" measurement including staircase x 9'11" (3.18m x 3.02m)*

A multi pane, double glazed slate gray door gives access from the front of the property to an open plan entrance lobby area with feature contemporary metal and oak staircase on one side with stainless steel effect handrail and glass balustrade. Feature marble style tiled flooring with under floor heating and matching upstands. Space for a double bed and bedroom furniture. There are sea and coastal views looking towards Chapel Point from both the entrance door and through the front window next to the staircase with slate sill. Inset ceiling downlighters with brushed chrome effect surrounds. Fire Angle smoke alarm. Power points and light switches with brushed chrome effect surrounds. Wall mounted underfloor heating control. Wall mounted cupboard with trip switch box and the electric meter. Telephone point. Feature exposed stone wall. There are two oak doors with feature ironmongery comprising hand forged style cottage latches and complimenting T hinges on either side of the space for double bed, that lead to:

## En-Suite Shower Room

Fitted with a contemporary style white suite comprising WC with push button flush and soft closing seat. Wall mounted wash hand basin with chrome effect mixer tap and soft closing double drawers under. Central wet room area with wall mounted chrome effect shower mixer, wall mounted hand held shower attachment and rainwater style shower head above. Feature marble effect tiled flooring with underfloor heating and center floor level shower drain hole. Matching tiled walls on two sides with tiled ledge and inset ceiling downlighters above with chrome effect surrounds. Extractor fan. Chrome effect ladder style, heated towel rail. Wall mounted mirrors at either end of the room.



### First Floor Lounge/Kitchen/Dining Area

14'8" at longest point x 10'9" at widest point reducing to around 10' (4.47m x 3.28m)  
measurement taken at the centre of the room approximately

From the ground floor the staircase as previously described leads to the first floor open plan lounge/kitchen/dining room with glass full length balustrade and window to the front elevation with spectacular and close range sea and coastal views, views of Chapel Point and views across the beach. Feature oak flooring. Space for settee. Sky point subject to subscription. Exposed and painted ceiling beams. There is underfloor heating with a wall mounted under floor heating control. Exposed stone walls on two sides and on one side there is an old fireplace (not checked) with fitted period ornate fire grate. Inset ceiling downlighters with chrome effect surrounds. Oak effect skirting boards. Light switches and power point with brushed chrome effect surrounds. Feature wall mounted London warehouse style light fitting with integrated switch.

### Kitchen Area

The kitchen/dining area has been updated and fitted with an impressive high quality and contemporary style kitchen, of mainly floor standing kitchen units with Olive colour fronted soft closing drawers and door fronts. Lengths of contrasting white, polished granite worksurfaces with matching upstands and splashbacks. Inset stainless steel square bowl sink with stainless steel effect mixer tap and polished granite draining board. Inset Siemens Nchott Ceran touch controllable electric hob with feature stainless steel effect/black glass contemporary extractor fan above with built-in downlighters. Wall mounted matching overhead cupboard. Glass and stainless steel effect fronted Siemens electric fan assisted oven with electric warming/proving oven. Concealed and built-in Siemens fridge and slimline dishwasher with three internal drawers. Built-in cupboard housing the Joule pressurised hot water tank with two immersion heaters. Built-in wood block breakfast bar with space for stalls. Fire Angel heat alarm.

### Outside

At the front of the property there is a crazy paved slate area with space for breakfast bar style table and chairs in which to sit out and enjoy the fantastic and fascinating sea and coastal views looking out over the beach, cove and along the coastline to Chapel Point and out to sea. There are also lovely rural views. Outside light. Built-in split level ledge with brick plinth supports and slate top. Please note that the neighbouring properties have access to their properties over this area.



### FLOORPLANS



Schematic Diagram Only  
NOT TO SCALE

Please note the shown door openings are a guide and might not represent which side the doors are hung.

The Agent has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Adviser. References to the Tenure of the property are based on information supplied by the Vendor. The agent has not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

