



**Wilbury Cottage, 5 Sunnyside, Portscatho,
Truro, Cornwall, TR2 5HJ.**

ALASTAIR SHAW
COASTAL AND COUNTRYSIDE HOMES

Wilbury Cottage, 5 Sunnyside, Portscatho, Truro, Cornwall, TR2 5HJ.

This well presented and extended character cottage is currently used as a three bedroom house and benefits from sea views to one side from the garden and two of the bedrooms.

Currently used as a holiday let cottage, sleeping six and conveniently located within the heart of the village and within a stone's throw of the beach.

Hallway, lounge, dining room with space for a settee, kitchen, outer hall, cloakroom and rear porch. Landing, double bedroom, bedroom two with space for bunk beds and also giving access to the third twin bedroom. Bathroom. Courtyard garden with garden store. NO CHAIN.

Entrance Hallway

17'5" in length. Measurement taken wall to wall (5.31m)

Double glazed entrance door with double glazed window panel above. Three large double glazed windows to the front elevation. Slate tiled flooring. Radiator with thermostatic control. Wall mounted coat hanging pegs. Staircase to the first floor landing. A wide opening with bi-folding doors leads to:

Lounge

16'5" into recess on either side x 10'11" (5.00m x 3.33m)

Internal glazed window panel looking through to the hallway with wooden sills on either side. Fireplace with stone surround and hearth and wooden mantelpiece (currently used with a freestanding electric fire). Recesses on either side of the fireplace with fitted shelving. Radiator with thermostatic control. TV point. Two wall light points with dimmer switch. A multi-paned glazed door leads to:

Dining Room

13'6" at longest point x 9'1" (4.11m x 2.77m)

Fireplace with stone surround and hearth and wooden mantelpiece. Sash window to the side elevation with wooden sill. Space for a dining table and chairs. Space for a settee. Radiator with thermostatic control. Internal obscure glazed window panel on the kitchen wall with wooden sill. Feature exposed wooden floorboards. Telephone point. Multi-paned glazed door to:

Kitchen

9'11" x 10'9" at widest point. Slightly irregular shaped room (3.02m x 3.28m)

Fitted with a range of cream fronted wall mounted and floor standing units with lengths of worksurfaces and tiled splashbacks. Inset one and a half bowl stainless steel effect sink with drainer and stainless steel effect mixer tap. Built-in drawers. Built-in electric oven. Inset four ring Bosch gas hob. Space for a washer/dryer. Space for a dishwasher. Space for an under-counter fridge. Larder style cupboard with shelves. Inset ceiling down lighters and central ceiling light point. Radiator with thermostatic control. Trianco oil fired central heating boiler. Wall mounted central heating programmer. Extractor fan. Windows on two sides with views over the rear garden and painted sills. Glazed door to the rear porch. Multi-paned glazed door to:

Outside and Gardens

By the front door is gated access to a pathway at the side of the property with stone wall boundary, space for gas bottles and an outside tap. This pathway continues around to the rear garden where there is access to the rear porch. The rear garden is mainly a stone paved patio area with space for a table and chairs and lovely sea glimpses looking between the rooftops. Brick-built wall on one side boundary. Walled boundary on the other side with flower bed in front with various plants and shrubs including hydrangea, roses and climbing plants. To the rear boundary there is:

Garden Store

9'8" x 5'8" (2.95m x 1.73m)

A mainly block built garden store with feature brick wall on one side to dado height. Painted panel enclosed entrance door with four glazed window panels on either side looking out onto the patio. Oil tank. Concrete flooring.

Directions

On entering the hamlet of Trewithian from the direction of Ruanhighlanes take the left hand turning signposted to Gerrans/Portscatho. Follow this road taking the next turning on the left signposted Portscatho. Continue along this road passing the car park on the left hand side until you reach the next junction where you will need to turn sharply to the left. We recommend parking your car in the square and on foot, continue down the hill passing the Plume of Feathers on your right. Turn left at the next junction, pass the Harbour Club on your right and take the next left turn into Sunnyside. The property can be found half way up on the right hand side.

EPC Rating - F



Inner Hall

Electric meter and trip switch boxes. Wall mounted coat hanging pegs. Radiator with thermostatic control. Wall mounted shelves. Wall light point. Painted panelled door to:

Cloakroom

WC. Obscure glazed window to the rear elevation.

Rear Porch

Obscure glazed door to the rear garden. Glazed window panels on two sides with views over the rear garden. Fitted shelves. Tiled floor. Polycarbonate roof.

First Floor Landing

Access to a loft space. Painted panelled doors to bedrooms one and two and to the family bathroom.

Bedroom One

12'11" x 8'11" (3.94m x 2.72m)

Double glazed window to the front elevation with lovely village views, views of The Luggar and sea to one side and views of the village square and pump. Space for a double bed. Radiator with thermostatic control. Telephone point. TV point. Space for wardrobe and chest of drawers.

Bedroom Two

11'2" at longest point x 5'11" (3.40m x 1.80m)

Window to the side elevation. Radiator with thermostatic control. Space for a single or bunk beds. Painted panelled door to:

Bedroom Three

9'3" x 10'5" (2.82m x 3.18m)

Double glazed double aspect room with lovely sea and coastal views looking across Pednvan towards Nare Head. Space for a double or twin beds. Radiator with thermostatic control. Double doors to a recessed wall cupboard with fitted shelf. Space for wardrobe.

Family Bathroom

Fitted with a white suite comprising WC with wooden seat. Pedestal wash hand basin with gold effect taps and tiled splashback. Panel enclosed bath with gold effect taps, tiled walls, wall mounted Mira Sport electric shower and shower curtain rail. Partially tiled walls on two sides. Window to the rear elevation with village and rural views and wooden sill. Wall light point. Radiator with thermostatic control. Heated towel rail. Dado rail on two sides. Two painted panelled doors to an airing cupboard with hot water tank and wooden slatted shelving.

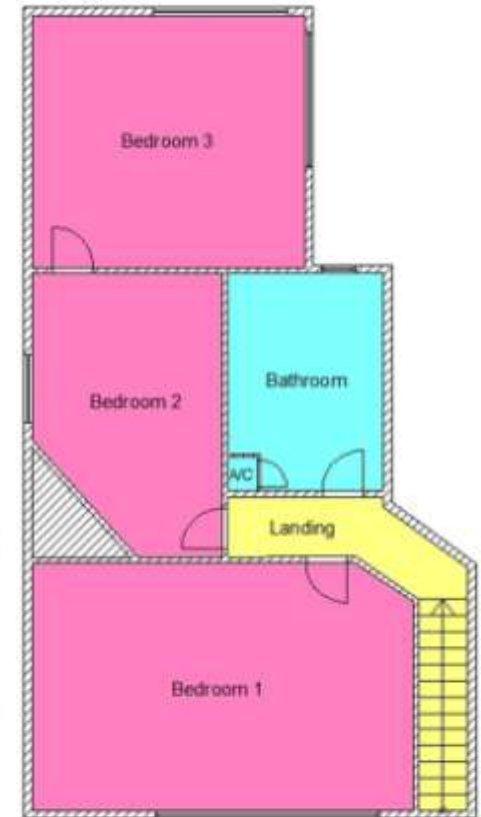
Floor Plans

Ground Floor



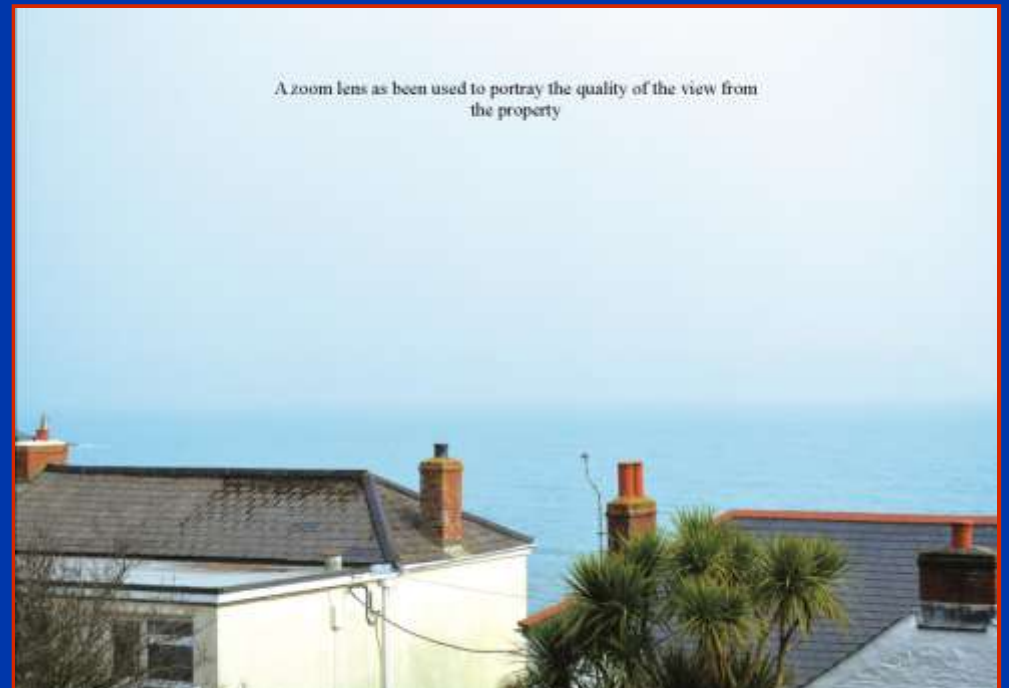
Schematic Diagrams Only.
NOT TO SCALE.
Please note the shown door openings are a guide
and might not represent which side the doors are hung.

First Floor



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.

A300



A zoom lens as been used to portray the quality of the view from the property