





**MOMENTS FROM THE BEACH!!!** A beautifully presented four double bedroom, two bath/shower room, detached coastal home, offering sea views, well kept gardens, permissable parking, a short stroll onto Porthoustock beach and the Cornish coastal footpath. EPC E50. Council Tax Band D. Freehold.



## SUMMARY OF ACCOMMODATION

### Ground Floor

Kitchen / Diner. Living Room. Two Double Bedrooms. Bathroom. Hallway.

### First Floor

Two Double Bedrooms. Shower Room. Study.

### Outside

Front and rear gardens. Summerhouse. Shed. Sea views.

## THE PROPERTY

An exceedingly rare and unique opportunity to purchase a beautifully presented four double bedroom, two bath/shower room, detached coastal home, offering well kept gardens, permissable parking, sea views, and a short stroll onto Porthoustock beach. This gorgeous coastal home has been the subject of much improvement over the years by our current fastidious vendors, and offers lovely light filled spacious accommodation throughout, where the internal decor has been painted in a neutral colour scheme.

The residence built circa 1923 has painted rendered external elevations, under a pitched slate tiled roof, complemented by terracotta ridge tiles, UPVC double glazed windows, and warmed by an oil fired central heating system. Our vendor has informed ourselves that a condensing boiler was installed in 2020 (the remainder of the warranty (3 years) is transferrable to the new owner). The property is further warmed during the winter months by the solid fuel stove in the kitchen, together with the multi fuel wood burner situated in the living room.

Further external low maintenance features include plastic fascia/soffit boards, guttering, and rain water down pipes.

Another huge asset to this delightful home, are the well tended gardens to both front and rear aspects. The garden is mainly laid to lawn, and sea views are to be

enjoyed from the front garden area, making an ideal place to dine out 'al fresco' style during the warmer summer months. A summer house, and a useful shed are to be found in the rear garden (both with power and light connected).

## LOCATION

Porthoustock is a gorgeous quintessential small seaside hamlet, tucked away at the bottom of a sheltered sylvan valley, and nestling onto the beach. In days gone by, it was always a productive small commercial fishing community. Nowadays the village is a tourist attraction, and extremely popular with divers, sport fishing, and hikers who enjoy this spectacular off the beaten track location.

The nearby village of St Keverne (about one mile away) caters for every day needs and facilities including a shop, two public houses, health centre, church and primary school with comprehensive schooling being located at Mullion or Helston. The area is cradled by many beautiful coves and creeks with areas of outstanding natural beauty. The Helford is a short drive away with its majestic and renowned sailing waters.

## TENURE - Freehold

## COUNCIL TAX BAND D

## SERVICES & BROADBAND

Mains water, mains electricity, private drainage.

According to Ofcom Standard and Superfast are available. Mobile Coverage EE Likely. Fibre to the cabinet.

## DIRECTIONS

From Helston, take the St Keverne road and proceed into the the St Keverne town square, continue straight across the square into Lemon Street which is signed 'Porthoustock' and descend on this road for about one mile which will lead into the coastal village of Porthoustock. The property can be found near the beach front, next to the old converted lifeboat house.

## THE ACCOMMODATION COMPRISES

### (All dimensions and floor plans are approximate)

The property is approached past the driveway, where a wooden garden gate opens onto the footpath which leads up to the front UPVC double glazed door opening into the vestibule.

### Vestibule 3'9" x 3'6" (1.14m x 1.07m)

Wooden panelling to walls. Loft access hatch. Ceramic tiled floor, wall light, and wooden glazed door opening into the entrance hallway.

### Entrance Hallway

A large 'L' shaped entrance hallway. Storage cupboard, dado rails, two radiators, inset ceiling lighting, telephone point, and an external UPVC double glazed door situated at the end of the hallway which opens out into the rear garden. Doors off to :-

### Living Room 15'7" x 14'2" into recess (4.75m x 4.32m into recess)

A lovely triple aspect living room enjoying sea views. Feature red brick built fireplace with multi fuel wood burner, complemented by a wooden mantle above. Exposed beam ceiling, radiator, telephone point and wall lighting.

### Kitchen Diner 15'7" x 14'1" (4.75m x 4.29m)

A light filled double aspect kitchen with generous proportions, complemented by a red brick feature fireplace incorporating a solid fuel stove on a tiled hearth. The kitchen comprises a selection of cream coloured shaker style base/wall storage units, with a built in wine rack, complemented by steel handles, wood effect work surfaces, and ceramic tiled splash backs. Inset ceramic drainer sink fitted with a mono mixer tap. Free standing electric range style cooker fitted with a hob and oven below. Space provided for a fridge/freezer. Floor mounted oil fired boiler providing the central heating and hot water. Space and plumbing provided for a washing machine. Vinyl flooring, wall mounted electric distribution fuse board. Large built in airing cupboard incorporating









the hot water storage cylinder, together with shelving. Radiator, ceiling lighting, storage cupboard and TV point. Staircase ascending to the first floor accommodation.

**Bedroom One 11'11" x 11'4" (3.63m x 3.45m)**

A double aspect bedroom enjoying a sea view. Radiator and ceiling light.

**Bedroom Two 12'2" x 11'9" (3.71m x 3.58m)**

The vendor is currently using this room as a workshop. Window to the rear aspect, radiator, and ceiling light.

**Bathroom 11'8" x 5'7" (3.56m x 1.70m)**

Panelled bath. Low level WC. Pedestal wash hand basin. Part ceramic tiling to walls. Radiator, window to rear aspect, electric towel rail, and ceiling light.

**Staircase**

Ascending from the kitchen/diner to the first floor. A closed tread carpeted staircase fitted with newel posts, balusters and handrail.

**First Floor Landing**

A beautiful landing area, complemented by stylish hand crafted wood panelling. Ceiling light, doors and archway off to :-

**Bedroom Three 8'5" x 8'5" plus 4'10" x 4'7" (2.57m x 2.57m plus 1.47m x 1.40m)**

Window to the rear aspect. Radiator, built in wardrobe fitted with

sliding louvred doors. Wood panelling to ceiling including a loft access hatch. Ceiling light, TV/telephone points, and eaves storage cupboard.

**Bedroom Four 10'9" x 10'4" (3.28m x 3.15m)**

Window to the front aspect. Radiator, TV point, and wooden panelling to ceiling. Built in wardrobe fitted with sliding louvred doors. Ceiling light, radiator, and eaves storage cupboard.

**Shower Room 6'10" x 3'3" (2.08m x 0.99m)**

Shower cubicle fitted with an electric shower above. Low level WC. Wash hand basin. Part ceramic tiling to walls. Wooden panelling to ceiling. Extractor fan, ceiling light, and vinyl tiled floor.

**Study / Bedroom Five 17'6" x 7'6" maximum head height 6' (5.33m x 2.29m maximum head height 1.83m )**

A most versatile room which is currently used as a study, but could be useful as another guest bedroom. The room has been crafted in stylish wooden panelling with sloping ceilings either side, and has a maximum head height of 6 feet to the apex. Built in wardrobe, plus four eaves storage cupboards. 'Velux' skylight window to front aspect, TV point, and ceiling lighting.

**Agents Note**

The above property details should be considered as a general guide only for prospective purchasers, and do not form part of any offer, or contract and should not be relied upon as a

statement or representations of fact. Olivers Estate Agents does not have any authority to give any warranty in relation to the property. We would like to bring to the attention of any purchaser that we have endeavoured to provide a realistic description of the property, no specific survey or detailed inspection has been carried out relating to the property, services, appliances and any further fixtures and fittings/equipment. If double glazing has been stated in the details, the purchaser is advised to satisfy themselves as to the type and amount of double glazing fitted to the property. It should not be assumed that the property has all the planning, building regulations etc and any buyer should seek the advice of their instructed solicitor. We recommend all buyers to carry out their own survey/investigations relating to the purchase of any of our properties. All measurements, floor plans, dimensions and acreages are approximate and therefore should not be relied upon for accuracy.

**Agents Note 2**

We have been informed by our vendors that three statutory declarations exist since 1986, in favour of the vendor to park two cars in front of the property.

**Anti Money Laundering Regulations - Buyers**

Please note it is a legal requirement that we require verified ID from purchasers before instructing a sale. Please also note we shall require proof of funds before we instruct the sale, together with instructed solicitors.