



18 Trega Terrace, Portreath

Guide Price £400,000



Heather & Lay
The local property experts

- Delightful double-fronted cottage
- Perfect seaside home close to beach and amenities
- Lovingly restored and modernised
- Separate sitting & dining rooms
- Family bathroom upstairs, shower room down
- Level enclosed front garden, elevated rear sea view terrace
- Off-road parking spaces
- No onward chain

THE PROPERTY

A blissful cottage a few moments' walk from Portreath beach This charming 1800s double-fronted property has been thoughtfully restored, expanded and modernised by its current owners, who have absolutely loved it as their home for holidays, whilst also providing a healthy income from holiday lettings. All is stylish and comfortable with 3 bedrooms and a refitted bathroom upstairs together with a separate sitting and dining room, a fitted kitchen, utility and shower room down. The front garden is a lovely established space - level, enclosed and a decent size in which to relax, entertain and enjoy, whilst steps up to the rear climb to a raised terrace with spectacular elevated views over Portreath to the beach, coast and sea. Fantastic!

THE LOCATION

Portreath, meaning 'sandy cove', is a popular village and fishing port, tucked into the North Cornish coast and lying within the Cornwall Area of Outstanding Natural Beauty (AONB). Portreath's centrepiece is the pretty sandy beach but there is an excellent community here too, with several shops, cafes and pubs together with a Primary School. Redruth town is about 4 miles away and from Portreath you can walk for miles on the coastal paths, cycle the old tramways and enjoy nearby Tehidy Country Park with its 250 acre of woodland to explore.





ACCOMMODATION IN DETAIL

(ALL MEASUREMENTS ARE APPROXIMATE)

Brick arched entrance with grey UPVC double glazed and panel effect front door into

DINING ROOM 12' 2" x 11' 6" (3.71m x 3.51m)

Recessed UPVC double glazed sash style window to front. Turning staircase to first floor. Built in shelved cupboards. Cupboard housing electric tripping switches. Deep under stairs cupboard. Electric programmable radiator. Panel and lead glazed door to kitchen (through to utility, shower room and sun room). Panel door to ...

SITTING ROOM 11' 6" x 9' 3" (3.51m x 2.82m)

increasing to 10'10" into recesses. Cast Iron and timber surround open fireplace with slate hearth. UPVC double glazed sash style window to front garden. Electric programmable radiator.

KITCHEN 11' 0" x 8' 10" (3.35m x 2.69m)

Cream shaker style fitted cupboards, drawers and cabinets at base and eye level with roll top work surfaces and inset one-and-a-half bowl composite sink and drainer with mixer tap. Double-glazed window into sun porch. Space and plumbing for slimline dishwasher. Spotlit ceiling. Electric programmable radiator. Arch brick top tiled spotlit recess with inset double oven, grill and halogen hob. Two steps up to ...

UTILITY AREA

Space for fridge freezer and washing machine. Painted panelled door to

SHOWER ROOM/WC 6' 8" x 4' 10" (2.03m x 1.47m)

UPVC double-glazed window to rear. Fully wall and floor tiled. Modern white three-piece suite comprising dual flush wc, wash basin and walk-in shower cubicle. Triton shower. Chrome heated towel radiator, spotlit mirror.







From kitchen glazed door to

SUN PORCH

8' 8" x 6' 10" (2.64m x 2.08m)

High mono pitch UPVC double glazed roof. UPVC double glazed window and door to rear.

FIRST FLOOR

Stairs to landing. Painted panel doors to three bedrooms and bathroom. Deep Louvre door cupboard.

BATHROOM 11' 0" x 4' 10" (3.35m x 1.47m)

Refitted floor and wall tiled room with obscured UPVC double glazed window to rear. White suite comprising dual flush WC, wash basin with drawers beneath. Panelled bath with electric shower above. Chrome heated towel rail, spotlight mirror, ceiling extractor. Velux skylight. Cupboard housing pressurised hot water tank and immersion.

BEDROOM ONE 11' 10" x 10' 5" (3.61m x 3.18m)

UPVC double glazed window to front. Electric programmable radiator.

BEDROOM TWO 12' 2" x 8' 10" (3.71m x 2.69m)

Two UPVC double glazed windows to front. Electric programmable radiator. Access to loft.

BEDROOM THREE 9' 0" x 6' 10" (2.74m x 2.08m)

UPVC double glazed window. Electric programmable radiator. Door to rear exit, leading to steps down to the sun porch and up to the beach and coastal view garden.





OUTSIDE

From the approach lane and parking bay with high painted timber panelling and gate leading to

FRONT GARDEN

A delightful area, about 40 x 20, level and enclosed by the original stone garden walls, heightened with timber panel fencing for seclusion and privacy on either side. A wide central pathway with Victorian-style rope edging tiles, flint chipped beds and a slightly raised timber decked terrace to enjoy afternoon and evening summer sunshine. Some fine and established sub-tropical plants including a palm, shrubs and climbers include camellias, peony, lavenders and honeysuckle. Outside tap, lights and power points.

Two timber sheds 8' x 6' and 8' x 8' with power and light.

Screened bin and recycling area.

PARKING

Off road parking for 2 vehicles.

REAR

From the sun porch and first floor bedroom 3, access and solid steps and gavanised rail, wending their way up to the

GARDEN TERRACE

Well worth the climb to give fantastic elevated views over Portreath, towards the beach, coast and sea from the artificial grass based platform 14' x 12'. Beyond this terrace, there is uncultivated space and garden to potentially landscape and enjoy as neighbouring properties have.

Council Tax band: C

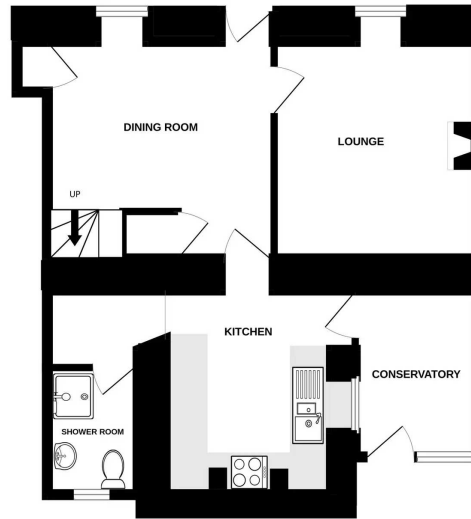
Tenure: Freehold

EPC Energy Efficiency Rating: F

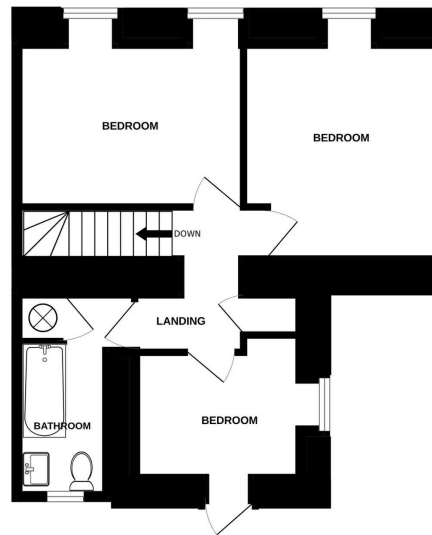
Services: Mains electricity, water & drainage



GROUND FLOOR
503 sq.ft. (46.7 sq.m.) approx.



1ST FLOOR
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA : 939 sq.ft. (87.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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