Veronica Cottage

PORTLOE

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ESTATE AGENTS

- *Historic Harbourside Cottage Located Moments from the Waters Edge*

- *Set within the Picturesque Village of Portloe on the Sought After Roseland Peninsula*

- *Three Bedrooms each with Built in Storage*

- *Flexible Accommodation with Three Reception Rooms*

- *In Need of Modernisaton offering Excellent Scope to Personalise*

- *Pretty Front Garden, Driveway Parking & Detached Garage*

- *Rare Opportunity to Acquire a Character Home in one of Cornwall's most Charming Coastal Villages*

Veronica Cottage is a historic home, steeped in character and charm, ideally situated just moments from the harbourside in the picturesque village of Portloe on the Roseland Peninsula. Full of original features and brimming with personality, this three-bedroom semi-detached property offers a wealth of versatile accommodation, making it an ideal canvas for those looking to create a bespoke Cornish retreat.

Internally, the cottage comprises three well-proportioned bedrooms, each thoughtfully equipped with a sink and built-in storage cupboard, alongside three reception rooms providing flexible living space. The long kitchen/dining room is well proportioned,

while a rear porch offers practical access and additional storage. The property also includes two bathrooms, ensuring convenience for modern living. While in need of some modernisation, the layout and character of the property provide a unique opportunity to personalise a home with distinctive period charm.

Externally, Veronica Cottage is equally appealing. A pretty front garden creates a welcoming approach, while driveway parking to the side and a detached garage offer practical convenience. The cottage's location, just a short stroll from the harbour, provides easy access to scenic walks, coastal views, and the relaxed pace of village life that makes Portloe so sought after.

With its historic charm, versatile accommodation, and superb harbourside location, Veronica Cottage represents a rare opportunity to acquire a home full of potential in one of Cornwall's most enchanting villages.
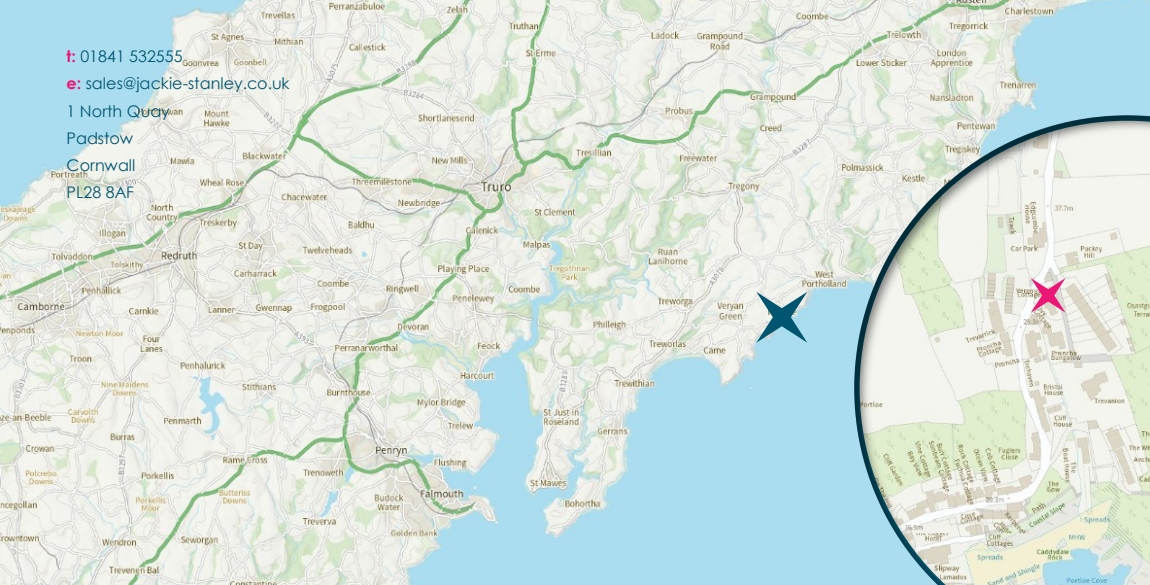
Services to the property include mains water, electricity and drainage. EPC rating E. Council tax band E. Ofcom indicate ultrafast broadband availability. Ofcom indicate 4G mobile connectivity.

Portloe is one of Cornwall's most charming and unspoilt harbourside villages, located on the southern coast of the Roseland Peninsula. Renowned for its picturesque harbour, traditional fishermen's cottages, and tranquil atmosphere, Portloe offers a quintessential Cornish coastal experience. The village is surrounded by stunning countryside and dramatic coastal paths, making it a haven for walkers, artists, and nature enthusiasts.
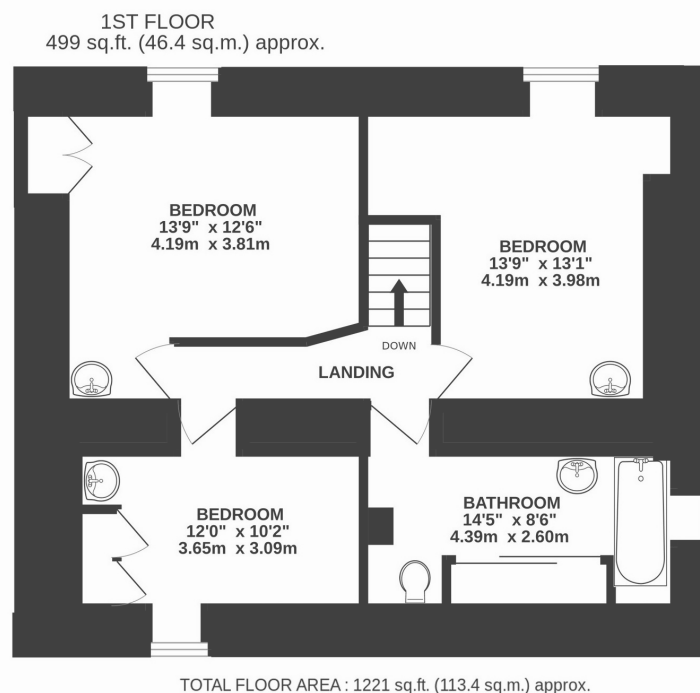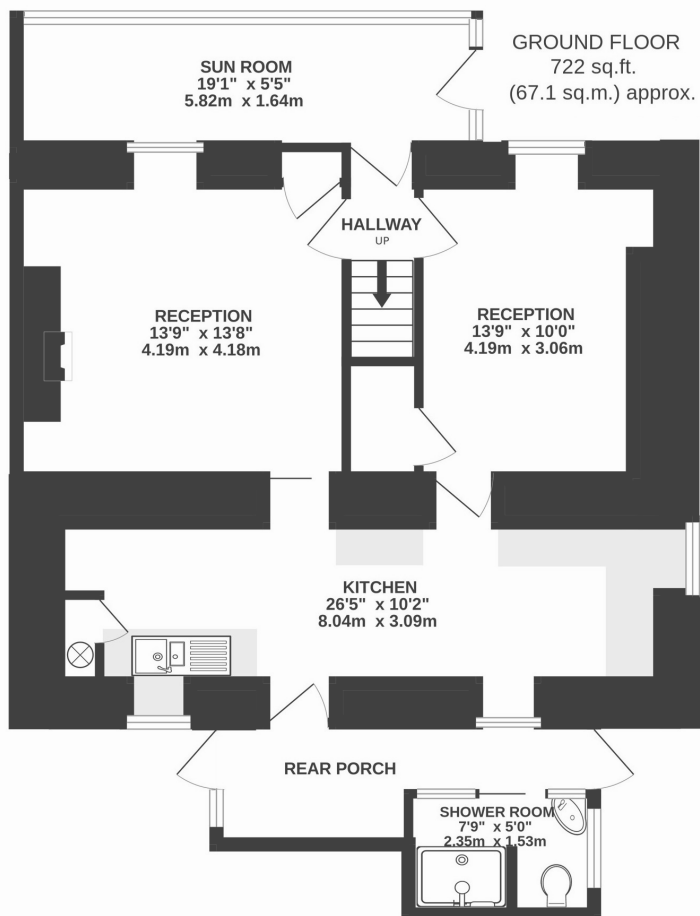
Veronica Cottage, Portloe, Truro
TR2 5RG £450,000 guide

Despite its peaceful setting, Portloe is well-served with amenities, including a popular local pub, and is just a short drive from the larger villages and towns of the Roseland Peninsula. Its sheltered cove and proximity to the South West Coast Path make it an ideal location for boating, kayaking, and exploring the rugged coastline. With its combination of scenic beauty, historic charm, and relaxed village life, Portloe is widely regarded as one of Cornwall's most desirable harbourside locations.

To find Veronica Cottage, from Truro follow the A390 towards Tresillian, then take the A3078 towards Tregony, follow the road as it winds along the Roseland Peninsula. Follow the signs for Portloe, where the road leads directly into the heart of the village and down towards the harbour. Veronica Cottage can be found along on the left hand side. The postcode for satellite navigation is TR2 5RG. What3words: wishes.joined.grips

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GROUND FLOOR
722 sq.ft.
(67.1 sq.m.) approx.

1ST FLOOR
499 sq.ft. (46.4 sq.m.) approx.

SUN ROOM
19'1" x 5'5"
5.82m x 1.64m

HALLWAY
UP

RECEPTION
13'9" x 13'8"
4.19m x 4.18m

RECEPTION
13'9" x 10'0"
4.19m x 3.06m

KITCHEN
26'5" x 10'2"
8.04m x 3.09m

REAR PORCH

SHOWER ROOM
7'9" x 5'0"
2.35m x 1.53m

BEDROOM
13'9" x 12'6"
4.19m x 3.81m

BEDROOM
13'9" x 13'1"
4.19m x 3.98m

DOWN

LANDING

BEDROOM
12'0" x 10'2"
3.65m x 3.09m

BATHROOM
14'5" x 8'6"
4.39m x 2.60m

TOTAL FLOOR AREA : 1221 sq.ft. (113.4 sq.m.) approx.