



ROHRS & ROWE

Seafront,
East Cliff,
Porthtowan,
Cornwall.
TR4 8AW

- Incredible panoramic beach and sea views
- Beach front position
- Sizeable plot
- Part of the Heritage Coastline
- Most rooms with sea views
- Sitting room with beach views
- Kitchen / breakfast room
- Master bedroom en suite
- Guest bedroom
- Store and garage
- Annexe
- Bedroom with french doors to patio
- EPC F
- Council Tax Band D



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FABULOUS OPPORTUNITY TO PURCHASE A WONDERFUL BEACH FRONT PROPERTY WITH UNINTERRUPTED PANORAMIC VIEWS ACROSS THE BEACH WITH HUGE POTENTIAL FOR REDEVELOPMENT



PROPERTY

Seafront is a very rare opportunity to acquire a beach front property with unobscured panoramic sea views right across the bay to St Ives in the far distance. The property has the added advantage of being perfectly positioned to enjoy sun throughout the day, with light illuminating the bay in the morning and the front of the property right into the late evening. This creates the perfect place to enjoy a drink and watch the fabulous sunsets from the house and garden.

The property is exceptionally flexible in how it is used and is currently set out with an annexe and a separate living area for the owner. To one side is the annex which has the most amazing panoramic views from living area and bedroom alike. This is perfect for family or friends to stay or could be used as a holiday letting which has been very successful source of additional income for our vendor. The owners accommodation is set to the opposite side and again offers great vistas of the beach. A lovely broad sitting room looks straight out over the beach and to the open sea, with a spacious kitchen to the rear that leads out to the rear terrace. In terms of bedrooms there is a master bedroom with en suite and a guest bedroom with a family bathroom. The large entrance vestibule also comes with an incredible view. The property offers great opportunities for someone to make their mark by upgrading and adapting the accommodation, extending or potentially even completely rebuilding subject to necessary consents.

Set in the most desirable position in Porthtowan, Seafront also offers a sizeable plot perfect for taking in the views. There is a good amount of garden to the front which runs the full width, with a patio area set at one side. There is the added advantage of a private rear garden area that extends a way up the cliff providing a further space to sit and admire the sea views.









ST IVES



PORTHTOWAN



PORTHTOWAN BEACH



LOCATION

Porthtowan is a popular seaside village set just to the west of St Agnes with a fabulous beach that is popular for the keen surfers and families alike. The village has a very relaxed atmosphere with much to offer, with the beach side Blue bar offering a wide range of food and drinks as well as entertainment. In addition there is the Unicorn Pub, cafes, fish and chips, a good local shop and a Post Office as well as variety of surf shops.

DISTANCES

Porthtowan Beach: 10 Metres • St Agnes: 4 Miles • Perranporth: 7.5 Miles • Truro: 10.5 Miles • St Ives: 19 Miles • West Cornwall Golf Club: 15 Miles • Falmouth: 14 Miles • Mylor Harbour: 14 Miles • Newquay Airport: 23 Miles





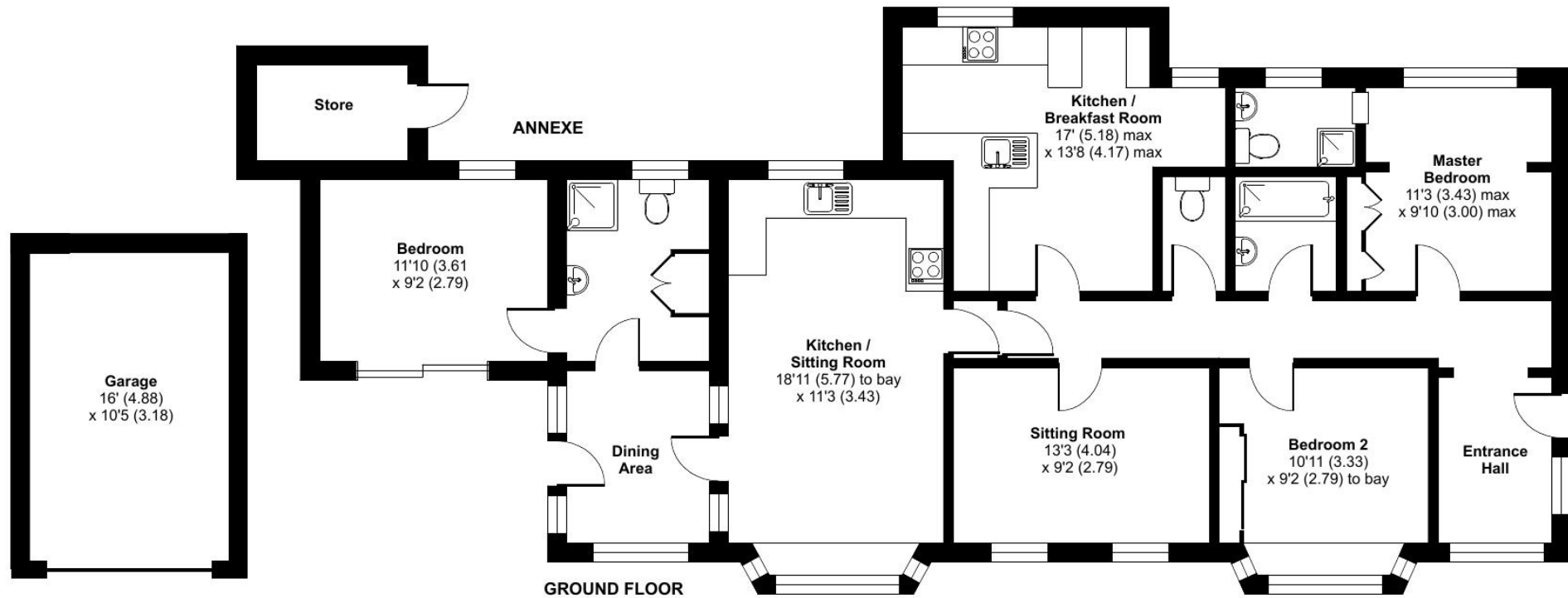
Seafront, Eastcliff, Porthtowan, Truro, TR4 8AW

Approximate Area = 1365 sq ft / 126.8 sq m (excludes store)

Garage = 168 sq ft / 15.6 sq m

Total = 1533 sq ft / 142.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Rohrs and Rowe. REF: 1006081



Services: Mains water, electricity & drainage. Oil fired central heating

Directions: What3Words: ///fluffed.demand.reader

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