



ROHRS & ROWE

Pentire  
Eastcliff  
Porthtowan  
Truro  
Cornwall  
TR4 8AN

- Striking modern residence
- Panoramic beach and sea views
- Superb triple aspect living room 26'4 x 19'5
- Well appointed kitchen
- Cinema room
- Master bedroom suite with dressing room & sauna
- Guest bedroom en suite
- Three further bedrooms
- Shower room
- Utility
- Large garage currently utilised as games room
- Ground-source heating
- Underfloor heating with individual room controls
- Lovely landscaped sun terrace
- EPC B



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**STYLISH AND CONTEMPORARY 5-BEDROOM RESIDENCE OFFERING SPACIOUS, BRIGHT AND AIRY ACCOMMODATION WITH FAR-REACHING VIEWS OVER THE BEACH AND COASTLINE, STRETCHING AS FAR AS ST IVES BAY**





#### PROPERTY

Set in the ever-popular Eastcliff area of Porthtowan, Pentire enjoys an elevated south-westerly facing position that provides it with panoramic sea and sunset views. The wonderful Porthtowan Beach below is great for both family days out and surfing and is accessible via a direct footpath from Eastcliff.

The house offers flexible accommodation, with a well-designed and comfortable layout. The ground floor provides a very generous L-shaped open-plan living area that incorporates the excellent kitchen, generous dining and sitting areas, as well as having spectacular sea views. There is easy access to the two external terraces, perfect for entertaining whilst soaking up the sun and enjoying the wonderful vistas. This floor also provides an excellent sized cinema/gaming room, a substantial 22' guest bedroom suite and a fifth double bedroom. The upper floor hosts the master suite which enjoys unobstructed views along with a large dressing room and an en-suite that includes a sauna. There are two further excellent bedrooms both with sea views and a separate shower room.

The enclosed low maintenance garden is located on the seaward side of the house and is split over two levels that offer excellent-sized spaces for alfresco dining and sun lounging. There is also a dedicated space for a hot tub. To the rear is parking for two cars, as well as a generously sized garage which is currently set out as a games room. The property has been a successful holiday rental, as well as a fantastic family retreat for our clients, but it would equally make an excellent full-time coastal home.







**VIEW FROM PROPERTY**



**ST AGNES**



**PORTHTOWAN BEACH**

#### **LOCATION**

Porthtowan is a popular seaside village set just to the west of St Agnes, boasting a fabulous Blue Flag beach that is popular among keen surfers and families alike. The village has a very relaxed atmosphere and offers much to visitors. The beachside 'Blue Bar' offers a wide range of food and drinks, as well as entertainment. Additionally, there is the Unicorn Pub, cafes, fish and chip shops, a good local shop, a Post Office and a variety of surf shops. Nearby there are a range of supermarkets to choose from.

#### **DISTANCES**

Porthtowan Beach: 0.4 Miles • St Agnes: 3 Miles • Tehidy Golf Club: 6.4 Miles • Perranporth: 7 Miles • Truro: 10 Miles • St Ives: 19 Miles • Falmouth: 14 Miles • Mylor Harbour: 14 Miles • Newquay Airport: 23 Miles



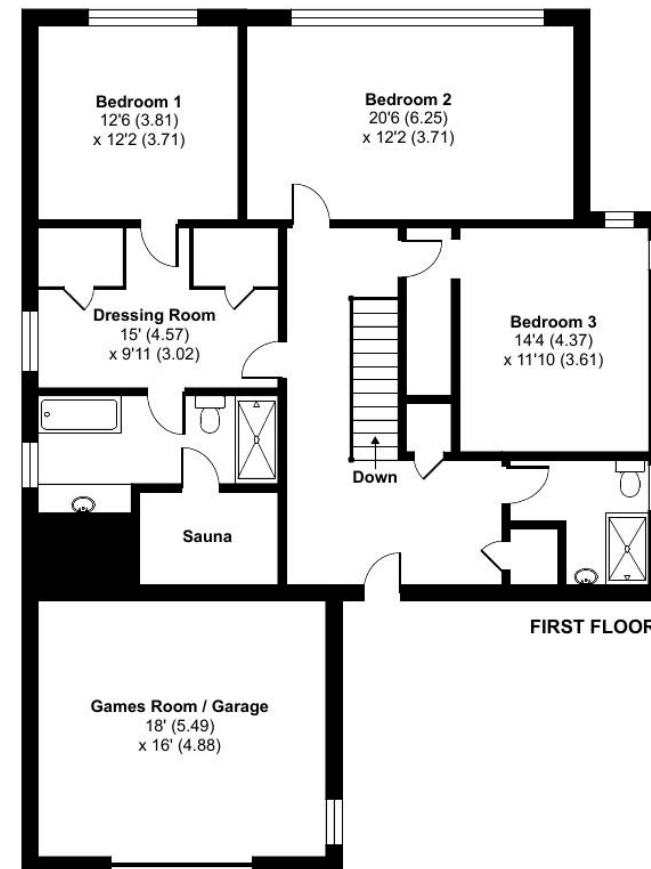
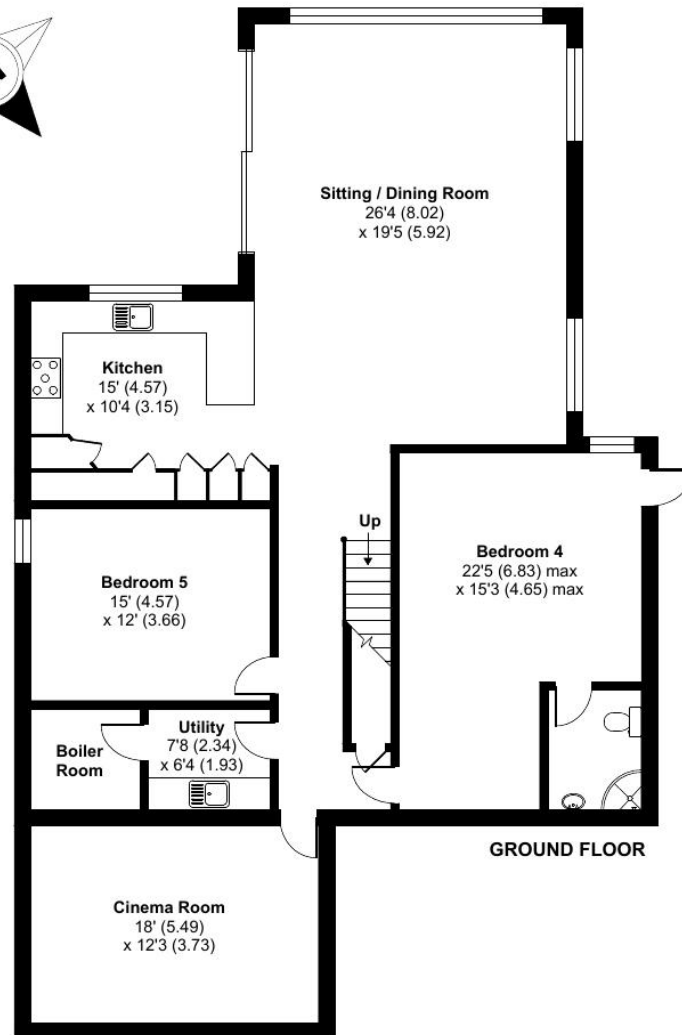




# Pentire, Eastcliff, Porthtowan, Truro, TR4 8AN

Approximate Area = 2996 sq ft / 278.3 sq m  
Games Room / Garage = 288 sq ft / 26.8 sq m  
Total = 3284 sq ft / 305.1 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). © nitchecom 2024  
Produced for Rohrs and Rowe. REF: 1117419



**Services:** Mains electricity, water & drainage. Ground Source Heat Pump underfloor heating.

**Directions:** What 3 words: officer.sanded.cassettes

Head into East Cliff take the 2nd right lane and Pentire will be found a short distance along on the left.

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