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Volnay View



### SITUATION

Just a short stroll from the shoreline, this coastal retreat sits beside the serene pebbled beach of Porthallow, offering stunning views of the village and surrounding seascape.

Nestled on the Lizard Peninsula—one of Cornwall's most untouched and scenic areas—Porthallow marks the official halfway point of the South West Coastal Path. As the southernmost tip of mainland England, the region boasts protected landscapes, much of it under the stewardship of the National Trust or private estates, and designated as an Area of Outstanding Natural Beauty.

Once bustling with pilchard fishing boats, Porthallow still echoes its maritime past. A few local fishermen continue to work from the cove, while the beach itself has become a favourite spot for visitors drawn by its tranquil charm and wide views over the Helford River estuary.

### THE PROPERTY

Volney View effortlessly blends rustic charm with modern comfort, offering a beautifully balanced retreat in a character-filled setting. Thoughtfully renovated, the cottage preserves its authentic feel while introducing tasteful contemporary touches throughout.

On the ground floor, a bright and spacious sunroom welcomes you in, featuring a cosy wood burner and an eye-catching living wall. Double doors lead through to the inviting sitting room, where exposed beams, granite feature wall, and a second wood burner create a warm, atmospheric space ideal for relaxing evenings.

To the rear, a well-equipped galley-style kitchen provides a practical and stylish layout, complete with a range of base and wall units. It also benefits from direct access to the sunroom, enhancing the sense of flow throughout the ground floor.

Upstairs, the first floor hosts two double bedrooms, both showcasing exposed wooden flooring and enjoying charming views across the village. A well-appointed family bathroom completes the accommodation.

### OUTSIDE

Just across the lane from the cottage, the property enjoys a neatly presented, low-maintenance patio area. Bathed in sunlight for much of the day, it offers an ideal spot for outdoor dining or relaxing.

Alternatively, this versatile space also presents the potential to be converted into off-road parking, adding further convenience to the property.

### SERVICES

Mains water, electricity and drainage. Broadband - Superfast available (Ofcom) EE & Three Phone Signals available (Ofcom)

### VIEWINGS

Strictly and only by prior appointment with Stags West Cornwall on 01736 223222

### DIRECTIONS

Upon entering the village from St. Keverne, continue past the community beach car park and take the first left (straight on) along Prengarrock Hill. After a short distance Volney View will be evident on your Right Hand Side.

St Keverne - 8 Miles Kynance Cove - 13 Miles Helston - 12 Miles

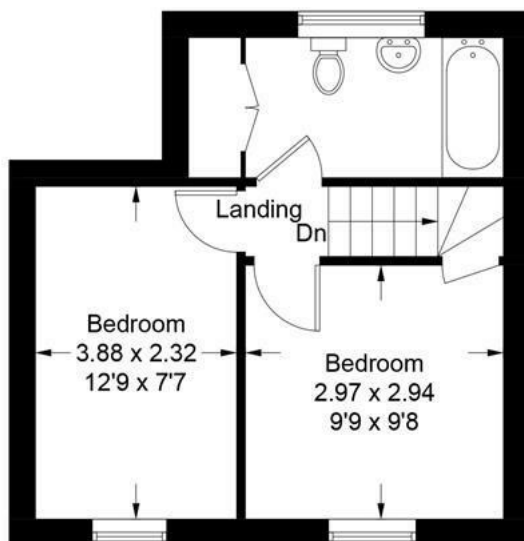
Picturesque coastal property situated in a quiet and sought-after location in Porthallow.

- Coastal Cottage
- Parking/Courtyard
- 2 Bedrooms
- Sunroom
- Character Cottage
- Village Location
- Freehold
- Council Tax Band B

Guide Price £325,000



Approximate Gross Internal Area = 70.5 sq m / 759 sq ft



**First Floor**



**Ground Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1183065)

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(49-54) E		
(41-48) F		
(35-40) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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