



Bridge, Nr Portreath  
*Perfect for Easy Access to Coast and Country*  
Guide Price £375,000

**HUNTERS<sup>®</sup>**  
EXCLUSIVE







# Welcome to the Fabulous 'Mill House'!

## Could This Be Your Next Home?

**Guide Price £375,000**

Cornish village life doesn't get much better than this! Hunters Estate Agents are proud to present this gorgeous three-bedroom character cottage, that looks like it's stepped out of a countryside watercolour painting. There's a fabulous pub just down the road, woodland footpaths on your rear doorstep, and if you hop on your bicycle, the beach is only six minutes or so away. Sounds pretty idyllic, doesn't it? This much-loved home offers beautifully presented accommodation, with the two reception rooms being real highlights. And outside, we have something very special: a magical hillside garden with two main tiers, featuring a lovely array of mature plants and shrubs.





### The Property

They say first impressions count – and this cottage makes a truly unforgettable one. With its double-fronted elevation, characterful sash windows and timeless period charm, it's the sort of home that instantly wins hearts. A pretty pathway, framed by an established trellised arch dressed in greenery, leads you to the front door. Let's take a look at the interior!

Step inside and the cottage immediately feels like home. The kitchen–dining room exudes warmth and character, with a wood-burning stove set within a traditional inglenook fireplace – a marvellous spot to unwind by with a good book and steaming cup of tea on a cosy winter's evening. Bespoke wooden cabinetry offers ample storage and food preparation space, while the room proportions make it ideal for both everyday family life, and entertaining! A red Aga adds a splash of colourful charm, while the beamed ceilings lend a sense of heritage and history. Leading just off the kitchen you will find a separate utility room – we love the practicality!

Also on the ground floor is a separate sitting room, again brimming with character — from its beamed ceilings, window seat, and wood-burning stove to its timeless cottage charm, it feels like a scene lifted straight from a Daphne du Maurier novel.

Upstairs, there are three charming bedrooms, with the spacious primary bedroom in particular enjoying an abundance of natural light, from two windows,



that bounces off the crisp white walls and boarded floors. The family bathroom is well appointed, featuring a modern white suite with a shower over the bath, hand basin, and WC.

### The Gardens

Immediately outside the property is a private path that runs the length of the home, along with handy storage — ideal for keeping surfboards after a day at the nearby beach. Climb the first set of steps and you'll reach the initial garden level, laid with stone chippings and bordered by an attractive array of mature plants and shrubs. A raised deck (ready for replacing) provides a delightful outlook across the rooftops and treetops. Beyond this, across the scenic coast-to-coast tramway and cycle path (formerly the Bissoe Trail), lies the largest section of garden. With the trail offering direct access into Portreath, which is famous for its beautiful beach, this truly is an outdoor enthusiast's paradise. This section of garden is so peaceful and tranquil, offering a greenhouse and raised beds.

### The Location

#### Bridge

Just inland from Portreath lies the village of Bridge, a charming little community with a traditional Cornish pub, leafy lanes, and easy access to both the coast and countryside — the perfect gateway between beachside living and rural tranquillity.

#### Portreath

(According to Google: a four-minute car drive or six-minute cycle away)





Nestled on Cornwall's breathtaking north coast, Portreath is village where natural beauty, coastal heritage, and community spirit meet in perfect harmony. Once a humble fishing hamlet, where pilchard boats dotted the shore, it later grew into a bustling harbour at the heart of Cornwall's mining industry, exporting copper and importing coal. Today, Portreath is celebrated for its sweeping sandy beach, dramatic cliffside walks, and foodie haven hotspots.

The village boasts a selection of independent cafés, traditional pubs, and family-run shops, giving the village a warm, authentic character that is so easy to fall in love with. Then there's the golden sweep of Portreath Beach — a sandy cove embraced by rugged headlands, perfect for swimming, surfing, or simply unwinding to the rhythm of the Atlantic. From here, the South West Coast Path meanders across dramatic clifftops, revealing panoramic sea views and some of Cornwall's most unspoilt landscapes. Fun fact, this particular stretch of the SWCP is Jamie's (our director) very favourite!

Portreath Primary school is very highly regarded by local families, and are hailed for creating their own unique 'Growing and Making a Difference Curriculum' — where the three main curriculum drivers are curiosity, creativity, and courage. And there's so much to do for kids around here. Within a short drive you'll find amenities such as 'The Track' a family friendly bike park, and the eighteen-acre site of Cornwall Gold.



Combining the charm of a small Cornish village with the vibrancy of coastal living, Portreath is a place where life moves at a gentler pace, yet every day brings the possibility of a new adventure.

#### Redruth

(According to Google: an eleven-minute car drive or twenty three minute cycle away)

Standing as one of Cornwall's principal towns, it offers a comprehensive range of amenities that make everyday living easy. From well-regarded secondary schools and healthcare facilities to large supermarkets, quirky independent shops, and leisure options, Redruth provides the services and conveniences expected of a thriving Cornish hub. Steeped in mining history and part of the Cornish Mining World Heritage Site, its rich heritage can still be seen in the grand architecture, engine houses, and landmarks that give the town its distinctive character.

#### Useful Information

Tenure – Freehold

Type - Semi detached

Local Authority - Cornwall Council

Council Tax Band - C

Construction - Main dwelling believed to be granite/ stone, with the utility being





block work. Timber sash windows

Services - Mains electricity, water, drainage

Heating and water - Hot water via the oil fired Aga and backed up by the electric immersion heater. We understand the property has central heating via an electric boiler. Two wood burning stoves.

Broadband - Type: Fibre, Speed: 150 Mbps (Ofcom Broadband checker suggests Ultra fast broadband may be available in this area, with download speeds up to 1800 Mbps and upload speeds up to 220 Mbps)

Mobile Signal - Owners say there is poor internal reception, with no signal downstairs (Ofcom Mobile Checker suggests Vodafone, 02, and EE may have variable outdoor signal at this location)

Conservation Area? According to Cornwall Council Interactive Maps - No  
EPC Rating G13 (potential E49)

No designated off street parking. First come, first serve on street outside

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	<b>13</b>	<b>49</b>
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small>		

#### DISCLAIMER

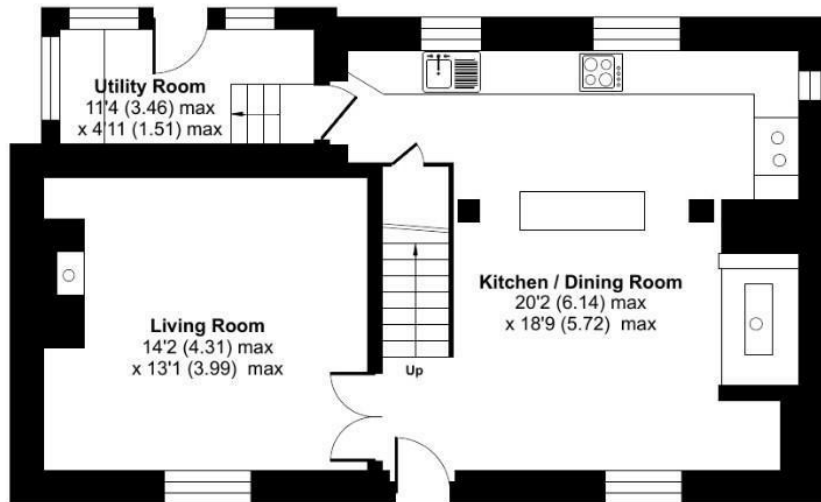
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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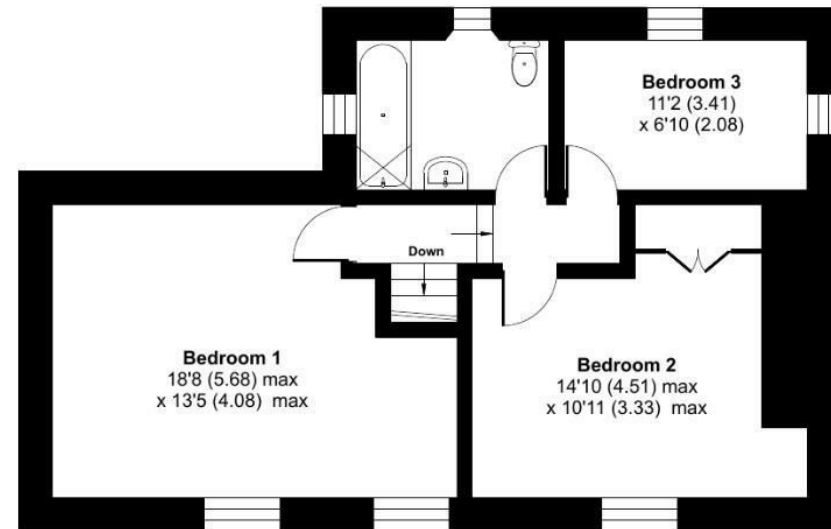
# Mill House, Bridge, Redruth, TR16

Approximate Area = 1229 sq ft / 114.1 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Hunters. REF: 1334914

## Viewing Arrangements

Strictly by prior appointment only through the agent Hunters  
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