



# LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA8976

£499,950

Chy An Ky Bras, The Headland,  
Porthallow, St Keverne, Helston, Cornwall, TR12 6PW

FREEHOLD



Perched just above the beach at Porthallow Cove, a charming characterful coastal cottage the last of a picturesque terrace of three former fishermen's cottages with magnificent first floor balcony which enjoys mesmerising views across Falmouth Bay and far along the south Cornish coastline. Charming refurbished 3 bedroomed accommodation with lovely private side garden, ideal for main and second home buyers alike in one of Cornwall's most tranquil and unspoilt seaside villages.





### **SUMMARY OF ACCOMMODATION**

**Ground Floor** Kitchen, open-plan sitting room/dining room with inglenook fireplace, conservatory, bathroom.

**First Floor** Landing, 3 bedrooms (2 doubles, 1 single), door from principal bedroom onto large sea view decked balcony with chrome handrail and plate glass balustrade.

**Outside** Gateway to enclosed side garden. Parking available and also ability to keep a boat on the privately owned beach below.

### **DESCRIPTION**

Chy An Ky Bras is a delightfully situated character stone and cob cottage which is located just above the beautiful shingle cove of Porthallow. Chy An Ky Bras in Cornish roughly translates to "the home of the big dog" apparently due to a very historic owner of the property having a particularly large pet dog! The property has very attractive white rendered elevations under an attractive natural slate roof (new in 2014) with bespoke double glazed windows throughout. The



The property has been in the same ownership for over 30 years, used as a holiday home/holiday let and has undergone much improvement during that time.

The property is accessed off a pedestrian walkway which is a lovely approach adding to the charm and tranquillity of its location with the most common entrance being through a stable door into the kitchen which is neatly fitted with slate tiled worktops and plentiful storage. From here steps ascend to a broad dining room/sitting room with feature inglenook fireplace with woodburning stove, space for easy chairs and sofas, space for an eight seater dining table with hardwearing attractive Amtico flooring plus some original historic wood panelling and exposed stone and rendered walls. This room in turn opens into a large conservatory which has fantastic natural light enjoying a bright south westerly aspect. Completing the ground floor is a nicely fitted bathroom.

On the first floor there are three bedrooms (currently configured as a double room, a twin room and a single). The principal bedroom is of good size with open vaulted ceiling and a glazed door opening to a tremendous feature for the house which is a fabulous first floor decked balcony with delightful panoramic views over Porthallow Cove across Falmouth Bay and far along the south Cornish coastline. Ideally positioned for afternoon and evening sunshine with fabulous views yet feeling private and tucked away behind a chrome handrail and plate glass balustrade.

Outside there is a lovely but easy to maintain side garden laid predominantly to paving with low level walling and profusely stocked flower beds and borders plus mature hedging affording the garden great privacy and seclusion and yet still allowing for views across rooftops to the sea, perfect for barbecues or to sit in the sunshine reading a book after a day on the beach.

Porthallow Cove is privately owned by the residents of the village and the property has a right to park a car and also to keep a boat on the beach below. The area has some of the most picturesque and unspoilt coastal countryside anywhere in Cornwall and the village has a great community spirit with the facilities of the larger village of St Keverne just a short drive away.

## **LOCATION**



Chy An Ky Bras occupies a wonderful position set just above the beach at Porthallow Cove and enjoys breathtaking views across Falmouth Bay especially from its first floor roof terrace. Porthallow is an attractive village situated on the eastern side of the Lizard Peninsula just south of the Helford River estuary. The village is particularly unspoilt, retaining many character cottages and houses built of local stone surrounding the beach and cove, thus is regarded as one of the most picturesque villages on the Lizard Peninsula. The area is also well known for its beautiful coastline, interspersed with sandy beaches, fishing villages, unspoilt countryside and farmland to the interior.

The village is also the halfway point of the world renowned South West Coast Path which can be accessed literally just 25 metres from the property. There are superb views which stretch along Falmouth Bay and along the coast in both directions encompassing St Anthony Lighthouse and Dodman Point in the distance.

The village of Porthallow was originally owned by the Trelowarren Estate and sold into private ownership before the Second World War. The beach was, we understand, purchased on behalf of the village in 1974 and consequently every village resident is entitled to berth a boat on the beach. The village is close to the renowned Helford River and Gillan Harbour with its excellent sailing facilities that they both enjoy. Across the bay the River Fal provides further access to some of the finest day sailing waters in the country and both have active yacht clubs.

The nearby village of Manaccan to the north west offers a range of local amenities catering for most day to day needs including a general store, sub post office, church, primary school, restaurant and delightful thatched New Inn public house. The village of St Keverne is some 2½ miles away and provides local stores sufficient for most day to day shopping needs. The market town of Helston is some 13½ miles away and offers a wide range of shopping, leisure and commercial facilities including supermarkets, junior and secondary schooling. There is further junior school availability at nearby Manaccan and secondary school at Mullion.

### **THE ACCOMMODATION COMPRISES** **(all floor plans and dimensions are approximate)**

From pathway steps ascend to half double glazed stable door opening into:-

**KITCHEN – 12'1" x 11'2"**. Fitted on three sides with a range of base level cabinets with fitted slate worktops with stainless steel sink and integrated drainer with chrome taps. Hotpoint electric double oven and grill with four ring ceramic hob, washing machine, slimline dishwasher, refrigerator. Double glazed window looking over rooftops to the English Channel and surrounding coastline. Display shelving. Tiled flooring, inset halogen downlights, smoke detector. Steps ascend to:-



**OPEN-PLAN SITTING ROOM / DINING ROOM – 19' x 12'1"**. Large inglenook fireplace with a woodburning stove set on a tiled hearth. Historic wood panelling with other rendered walls and some exposed stone, double glazed windows to front looking over rooftops to the beach, English Channel and surrounding countryside, night storage heater, Amtico flooring, understairs storage cupboard. Door to bathroom (see below), beamed ceiling with partially restricted head height, cupboard housing views box and electricity meter. Small paned double doors opening into:-



**CONSERVATORY – 12'10" x 10'.** Glazed on three sides under a monopitched polycarbonate roof, space for easy chairs and sofas, tiled flooring, views over enclosed side garden.

**BATHROOM.** Fitted with white sanitaryware including low flush wc, pedestal wash hand basin, bath with chrome mixer tap, Aqualisa electric shower with shower curtain, tiled on two sides, beamed ceiling with partially restricted head height, obscure glazed window to kitchen, high level glass bricks to side, laminate flooring, electric Dimplex wall heater, extractor fan.

### **FIRST FLOOR**

**LANDING.** Historic wood panelling, airing cupboard with slatted shelving and electric immersion hot water tank. Doors into:-



**PRINCIPAL BEDROOM – 12'1" x 9'4"**. Double glazed window with view over rooftops to beach and coastline, open vaulted ceiling with exposed roof truss, night storage heated, fitted vanity unit with slatted shelving, double glazed door overlooking and opening out onto:-



**BALCONY.** A lovely broad decked first floor balcony with fantastic panoramic southerly views over Porthallow Beach, surrounding countryside, far out into the English Channel and far along the south Cornish coastline. Slate capped low walling with chrome handrail and plate glass balustrade.

**BEDROOM 2 – 9'5" x 8'3"**. Double glazed window overlooking the rear gardens and Porthallow village. Open vaulted ceiling with exposed roof truss, loft hatch providing additional storage, night storage heater.



**BEDROOM 3 – 9'1" x 7'.** Double glazed window overlooking the balcony and a high level porthole window. Fitted open fronted wardrobe with hanging rail and shelving, night storage heater, wood panelling.

### OUTSIDE



From pathway a wrought iron gate and steps lead up to a lovely enclosed side garden with broad paved terrace ideally positioned for afternoon and evening sunshine with a view across rooftops to the English Channel. Bounded by beautiful well stocked flower beds and borders with Cornish stone walling and mature shrub borders affording the garden peace, tranquillity and seclusion.



## GENERAL INFORMATION

**VIEWING** Strictly by prior appointment through: Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. E-mail: sales@lillicrapchilcott.com.

**POST CODE** TR12 6PW.

**SERVICES** Mains water, drainage and electricity. Electric night storage heating.

**COUNCIL TAX BAND** D (see [www.mycounciltax.org.uk](http://www.mycounciltax.org.uk)).

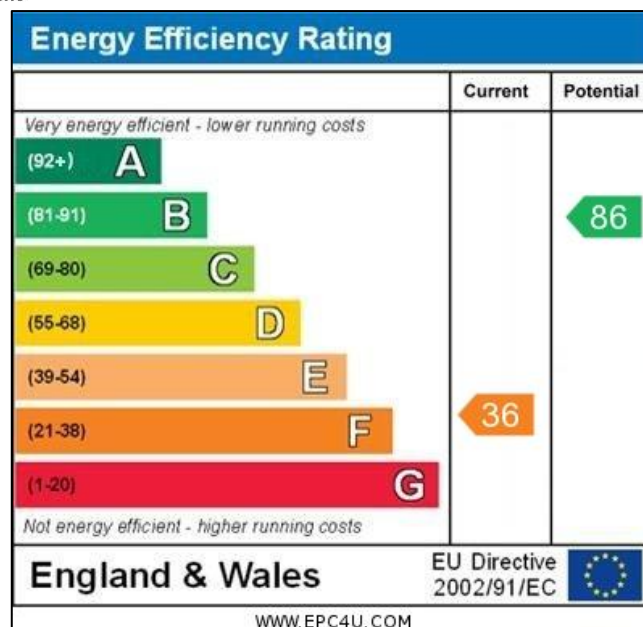
**DIRECTIONS** From Truro follow the A39 towards Falmouth and Helston and then the A394 to Helston. Go round the Helston Bypass taking the A3084 towards The Lizard, turning left onto the B3294 to St Keverne. Proceed through the village of St Keverne and follow the road signs to Porthallow which will mean bearing left at the town square. Upon reaching Porthallow drive right down to the heart of the village where there is a car park at the back of the beach. Chy An Ky Bras is on the left hand side of the beach when looking out to sea and is at the end of a short row of three cottages which you come to when climbing the coastal footpath.

**AGENT'S NOTE** The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy.

**OFFICE OPENING HOURS** – Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**

## THE PROPERTY OMBUDSMAN

Approved Redress Scheme



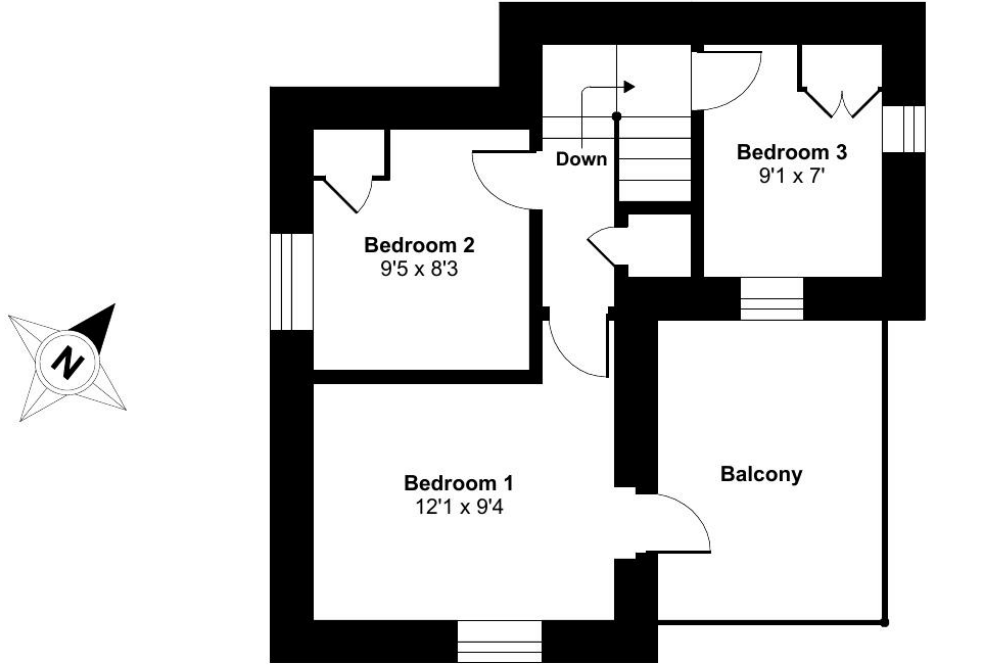


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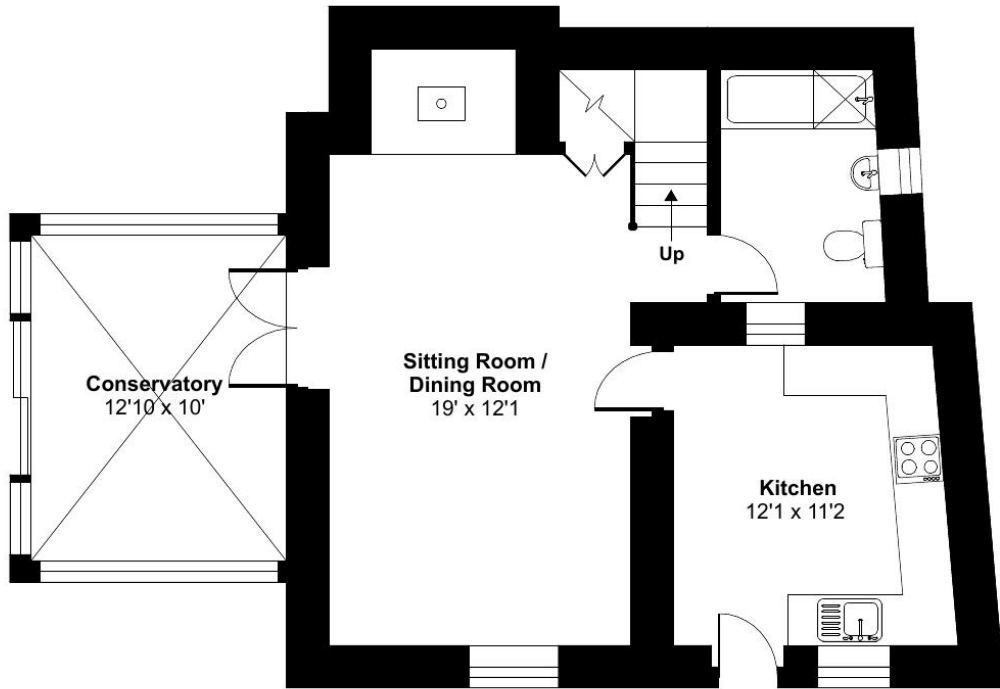
# Porthallow, St. Keverne, Helston

Approximate Area = 1003 sq ft / 93.2 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Lillicap & Chilcott. REF: 858439

