



# PORTHERAS FARM COTTAGE

PENDEEN, PENZANCE, CORNWALL



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In one of the most outstanding, peaceful, rugged coastal positions in west Cornwall, enjoying an uninterrupted panoramic view across many miles of open Atlantic Ocean and undulating west Cornish countryside. An exquisitely presented, traditional stone and granite detached reverse level house, in a particularly large garden plot extending to almost 1 acre with meticulously appointed 4 bedroomed, 3 bath/shower roomed accommodation. Perfect for those who seek a coastal main home or a second home that has previously produced a lucrative letting income.

## SUMMARY OF ACCOMMODATION

**Ground Floor** Entrance porch, entrance hall, 4 bedrooms, 2 en-suite shower rooms, family bathroom, utility cupboard.

**First Floor** Landing, triple aspect living room, triple aspect kitchen/dining/family room, deep glass balustraded balcony terrace.

**Outside** Allocated parking to front and side, vehicular gate opening to a hardstanding to the rear providing further parking, low maintenance hard landscaped terraced gardens to the front and side, detached glass garden house, alfresco dining terrace, timber shed, level lawned rear gardens.

**In all, 0.93 of an acre.**

Viewing strictly by appointment through the vendor's Sole Agent:

**Lillicrap Chilcott**

Landrian House, 59-60 Lemon Street, Truro, TR1 2PE.

Tel: 01872 273473

Email: [sales@lillicrapchilcott.com](mailto:sales@lillicrapchilcott.com)

[www.lillicrapchilcott.com](http://www.lillicrapchilcott.com)





## LOCATION

Portheras Farm Cottage is perched above Portheras Cove, one of the few good sized beaches in the area, which is approximately a 15 minute walk away from the property, is revered by local surfers and is ideal for families in calmer conditions. The South West Coast Path leads away from the cove giving dramatic clifftop walks over National Trust owned land with views that have inspired artists for generations. The closest village community, just under a mile away, is Pendeen which is well served with a church, primary school, two pubs, plus a third on the outskirts, a coffee house, bakery, community centre, post office and a convenience store. There is also a fabulous café at nearby Geevor Mine.

Less than 2 miles away is Morvah with its granite houses and 14th Century church, whilst Penzance, about 9 miles away, has the greatest range of services in West Cornwall, including supermarkets, primary and secondary schooling, college, a hospital, many independent and national stores, banks, art galleries, restaurants and is also the terminus for the Penzance to Paddington railway line.

A few miles to the south, approximately a 10 minute drive away, is the very popular town of St Just, known as the last town in England where a full range of facilities can also be found, including cafés, pubs, a butcher, baker and a hardware shop.

There are also a large number of beautiful beaches and coves nearby.





## DESCRIPTION

Portheras Farm Cottage is found in wild west rugged Cornwall, beyond the coastal village of Pendeen, renowned for its links to the historic tin mining industry and its iconic lighthouse. Portheras Farm Cottage enjoys a particularly enviable, totally tranquil setting down a long farm track and with an absolutely breathtaking, uninterrupted panoramic coastal and countryside view of many miles of unbroken farming landscape, miles and miles of open Atlantic Ocean and gorse covered hills which are part of the Penwith Moors Complex and are now SSSI's (Site of Special Scientific Interest). The surrounding clifftops are an amazing habitat for wildlife, with Choughs often seen flying over, and actually sometimes feeding in the garden of Portheras Farm Cottage, plus many historic ancient Iron Age sites and very early tin mining locations just a short walk from the house.

Portheras Farm Cottage has been a much loved holiday home for our clients but has in the past returned a lucrative letting income of circa £60,000 per annum.

Not only spectacularly positioned to enjoy the views, Portheras Farm Cottage is wonderfully situated for access to the South West Coast Path which leads in either direction along the coast with a number of wonderful landmarks and vantage points along the way, and for those that are up for the challenge, the very highly regarded Gurnard's Head Inn at Zennor is a great destination to walk to where one can enjoy a spot of lunch. Also, and quite importantly, Portheras Cove, a picturesque sandy cove renowned for having a good surf break, is a short walk away (approximately a 15 minute walk on a little used footpath that links directly to the South West Coast Path) and is very quiet and private given that it is not easy to find, so therefore remains largely used by locals.



Affording genuine peace and tranquillity, and total privacy to its primary rear elevation, with an extensive level garden bordered by Cornish stone hedging, with plentiful parking to the front and side, with hard landscaped gardens wrapping around, passing an elevated alfresco dining terrace and modern constructed glass/garden house, enjoying a fantastic vista across the grounds and out to sea.

A welcoming entrance porch affords a perfect place for one to kick off shoes and coats, and thereafter leads into a light and welcoming entrance hall which serves the four bedrooms, two of which are complimented by well appointed en-suite shower rooms, in addition to another large family bath/shower room plus a very useful walk-in utility cupboard.

A staircase from the hall ascends to the first floor landing, simply divided into two, very large triple aspect rooms. The living room is lovely, particularly naturally light with thick engineered oak floorboards and deep sill windows on the front, side and rear elevations, with near full height glazed doors to the rear enjoying the most exquisite panoramic vista across the gardens, farmland and out to sea. Warmed by a log burning stove set on a slate hearth plus radiators on a central heating system which is supplied via a borehole ground source heat pump, with a part glazed door leading through to the triple aspect kitchen/dining/family room. Beautifully refitted in 2023, with deep sill windows on the front, side and rear elevations enjoying a totally panoramic view across many miles of farmland and out to sea, with plenty of space for a farmhouse dining table and chairs, which then leads through a part glazed door onto a deep decked balcony terrace with glass balustrading overlooking the garden and out to sea. The kitchen has been beautifully reappointed with a George Robinson, duck egg blue contemporary handleless kitchen with high quality fitted appliances, thick Silestone worktops and a range of contemporary inset LED lighting.

Found in the most enviable setting, with a delightful garden, detached modern garden house and plenty of spaces to follow the day's sunshine – a viewing is unhesitatingly recommended.



## THE ACCOMMODATION COMPRISES

(all floor plans and dimensions are approximate)

Part-glazed painted stable door opens to:-

**ENTRANCE PORCH – 9'8" x 5'1"** A triple aspect space, with deep sill casement windows to the front and side elevations, further lit by a range of inset LED downlighters, warmed by a central heating radiator and with a slate tiled floor. An ideal place for coats and shoes, with a part-glazed painted door leading into:-

**ENTRANCE HALL** Serving all four bedrooms, the family bathroom and staircase ascending to the first floor. Travertine tiled flooring, warmed by a central heating radiator and further lit by a range of inset LED downlighters.

**PRINCIPAL BEDROOM – 17'6" x 12'** An impressive, dual aspect room with deep sill casement window to the front elevation and near full height glazed patio doors on the rear, opening out to and overlooking the garden, beyond the Cornish hedging and out to sea with many miles of undulating countryside beyond. A well appointed bedroom with fitted wardrobes, warmed by two central heating radiators and lit by a range of inset LED downlighters. Door to:-

**EN-SUITE SHOWER ROOM** Comprising a low level flush wc, pedestal mounted wash hand basin and walk-in shower enclosure with mixer shower. Warmed by a ladder style wall mounted heated towel rail.

**BEDROOM 4 – 8'3" x 8'** A good sized single bedroom, or home office, positioned to the front with deep sill casement window on the front elevation. With fitted wardrobe and central heating radiator.

**BEDROOM 3 – 12'7" x 10'4"** A good sized twin bedroom, with broad deep sill casement window across the front elevation, further lit by a range of inset LED downlighters and warmed by a central heating radiator. Useful fitted wardrobe. Door to:-

**EN-SUITE SHOWER ROOM** Comprising a low level flush wc, pedestal mounted wash hand basin and walk-in shower enclosure with mixer shower. Warmed by a ladder style wall mounted heated towel rail.

**FAMILY BATHROOM** Well appointed with Heritage style sanitaryware comprising low level flush wc, panelled bath with handheld mixer shower attachment, pedestal mounted wash hand basin and wet room style shower enclosure with rainfall shower head and separated handheld attachment. With a deep sill casement window on the rear elevation enjoying a fabulous coastal and countryside view, further lit by a range of inset LED downlighters and warmed by a ladder style wall mounted heated towel rail.

**BEDROOM 2 – 12' x 10'10"** An impressive, dual aspect bedroom with broad deep sill casement windows on the side and rear elevations enjoying a fantastic, uninterrupted panoramic coastal and countryside view. Further lit by a range of inset LED downlighters, with fitted wardrobes and warmed by a central heating radiator.

**UTILITY CUPBOARD – 5'11" x 3'10"** A useful utility/store cupboard with further recess housing the stacked washing machine and tumble dryer, ideal for storage with a further useful fitted shelved storage cupboard.

From the hall, stairs ascend to:-

FIRST FLOOR

**LIVING ROOM – 24’11” x 17’10”** A magnificent, triple aspect naturally light room, with deep sill casement windows to the front, side and rear elevations enjoying an ever changing vista across many miles of open undulating countryside and out to sea. A cosy living space, with engineered oak flooring, warmed by a log burning stove set on a thick slate hearth, and further warmed by central heating radiators and further lit by a range of inset LED downlighters, A cosy yet spacious room, flooded with light from its triple aspect and flowing through to:-

**KITCHEN / DINING / FAMILY ROOM – 24’1” x 14’10”** A magnificent triple aspect room, with deep sill casement windows on the side, rear and front elevations, enjoying an uninterrupted panoramic view across many miles of countryside and out to sea. A room clearly defined into two areas, with a large space for a farmhouse dining table and:-

**KITCHEN** A beautifully re-appointed George Robinson kitchen in a duck egg blue handleless style with thick high quality Silestone worktops. Beautifully appointed and set around an enormous central island, plus a range of integrated high quality appliances including a mid-height Miele dishwasher, two mid-height Miele ovens, five ring Miele induction hob with contemporary extractor fan over, undercounter Siemens freezer, incredible commercial style Liebherr fridge and a range of birch plywood fitted cupboards. All complimented by a range of inset LED downlighters and the most magnificent view from the double bowl undermounted sink out across the adjacent fields and out to sea.

OUTSIDE

Off the kitchen/dining room a near full height glazed door opens to a deep, broad decked balcony terrace with oak handrail and glass balustrading enjoying the most magnificent vista across the gardens below, countryside beyond and out to sea.

To the front, approached from the quiet farmyard of the former farmstead, a parking area provides parking for several vehicles with a pedestrian picket gate between planted Cornish walling onto a cobbled stone and granite path, passing hard landscaped low maintenance front gardens and to the front door, further wrapping around to the side and onto the rear garden.

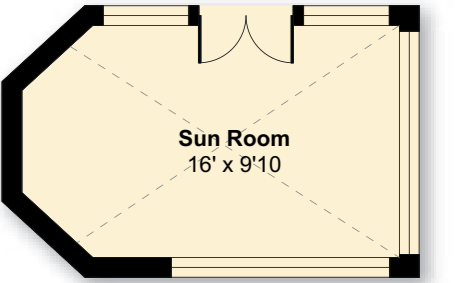
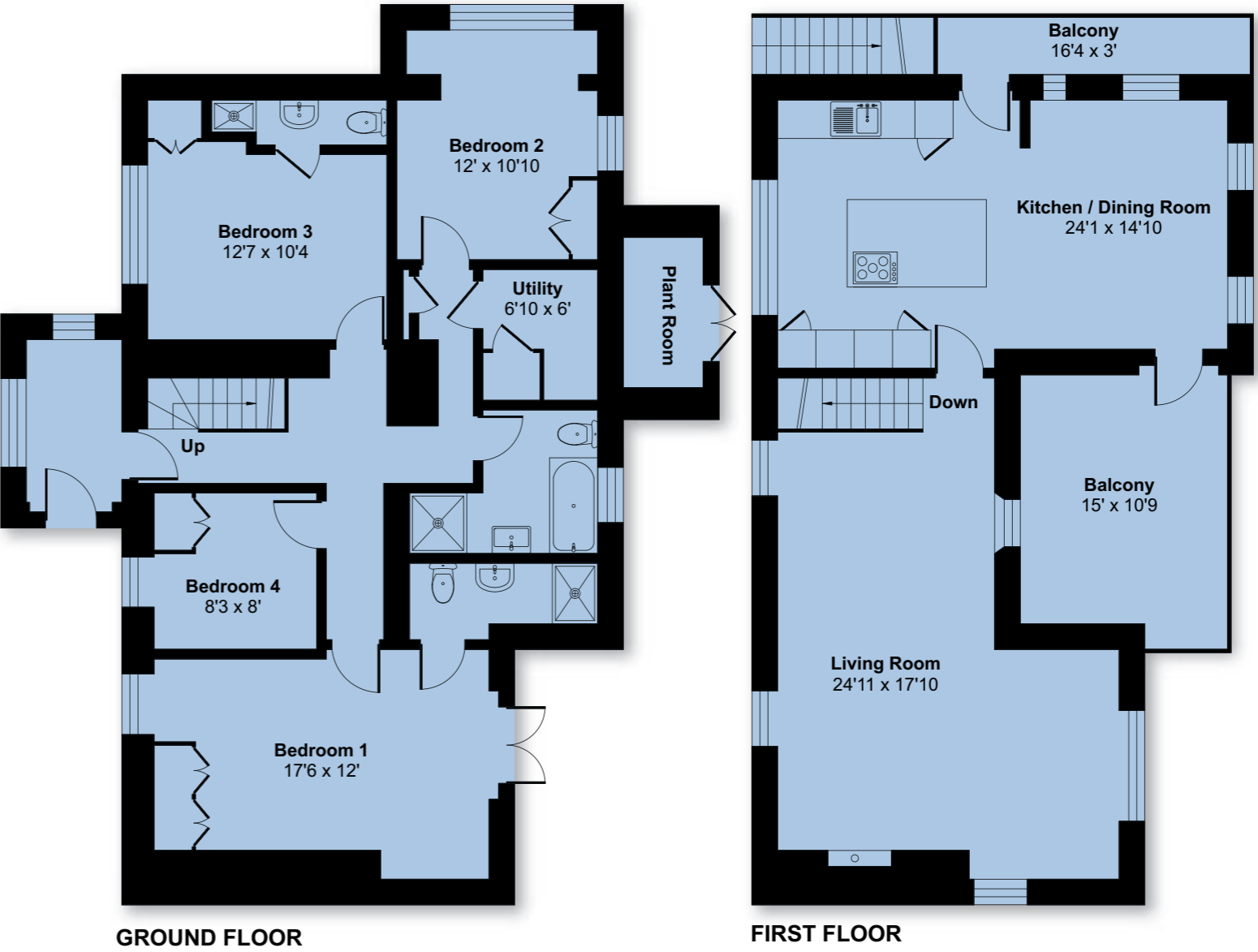
To the side, an elevated alfresco dining terrace with the most wonderful view across the gardens and out to sea, and is adjacent to a detached, modern built glass/garden house, with stone and granite elevations and thick slate stills, an ideal year round room to sit and enjoy this amazing coastal position, irrespective of the changing weather conditions!

A broad gravel hardstanding spans the entire breadth of the rear of the house, with a further raised decked terrace off the principal bedroom, all of which overlooks and leads to a long level lawned garden, bordered on all three sides by Cornish hedging and enjoys the most exceptional panoramic vista across many miles of open countryside and out to sea. Externally accessed, on the east elevation, is a ground source heating plant room.

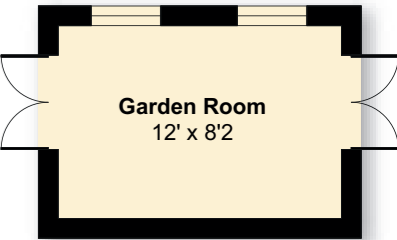


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Approximate Area = 1661 sq ft / 154.3 sq m (excludes store)  
Outbuilding = 247 sq ft / 22.9 sq m  
Total = 1908 sq ft / 177.2 sq m  
For identification only - Not to scale



OUTBUILDING 1



OUTBUILDING 2



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** TR19 7DZ.

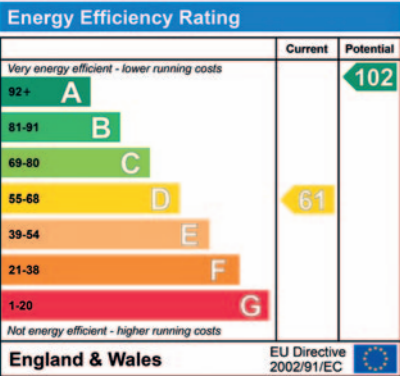
**SERVICES** Mains water (through a farm supply, charged annually by farmer at cost). Mains electricity. Ground source heat pump, private drainage.

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

**DIRECTIONS** Approach Pendeen from the direction of Penzance on North Road and at the crossroads go straight across towards the lighthouse. After circa 50 yards turn right and continue for approximately ¾ of a mile where Portheras Farm Cottage is the last property on the right hand side.

**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 **CORNWALL** ESTATE AGENT

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