



# LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA10114

Offers around £370,000

Rutherglen  
Porthallow, St Keverne, Helston, Cornwall, TR12 6PP

FREEHOLD



**Just a short stroll from the idyllic and ever sought after Porthallow Cove, a charming deceptively spacious, cosy 3 bedroomed detached cottage with naturally light accommodation arranged over two floors with parking for 2 vehicles. Ideal for main and second home buyers alike, in one of Cornwall's most tranquil and unspoilt seaside villages.**







### **SUMMARY OF ACCOMMODATION**

**Ground Floor** Hallway, lounge/snug, living/dining room, kitchen, bedroom 3, family shower room, separate wc.

**First Floor** Bedroom 1 and bedroom 2.

**Outside** Steps with raised flowerbeds to either side, leading to the front door. Parking spaces available to either side of the property. To the rear, steps lead to a decked seating area, with further steps leading to the large decked barbecue/dining area and sloping east facing lawned garden.

### **DESCRIPTION**

Rutherglen is a delightful character stone cottage which is located just moments away from the beautiful shingle and pebble beach at Porthallow Cove. Rutherglen, believed to have been built in the early 20th century, is a very attractive, detached cottage boasting surprisingly spacious accommodation which on the ground floor comprises of an open-plan living/dining room with feature fireplace and log burning woodstove, well appointed kitchen with door leading to one of the parking space, separate lounge/snug, third bedroom, family shower room and separate wc.

From the large hallway a staircase leads up to the first floor landing where there is a good sized storage cupboard and to either side two double bedrooms each with a vaulted ceiling and Velux windows allowing plenty of natural light due to its south easterly aspect.





The property has two parking spaces available, one of which is adjacent to the property's rear courtyard to the north side of the property and the other is to the south side of the property on the neighbouring property's driveway (clearly marked). From the north side parking space/courtyard there is a door leading into the kitchen. To the rear, concrete steps lead up to the south east facing garden which comprises of mature shrubs, fruit trees, a recently fitted sundeck perfect for entertaining and barbecues – benefitting from countryside and village views and a good sized area of sloping lawn.

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 large village of St Keverne just a short drive away.



### **LOCATION**

Rutherglen occupies a convenient position just moments away from the beach at Porthallow Cove. 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 the road, steps lead to the front door which opens into:-

**LARGE HALLWAY** With turning staircase to the first floor, door to the rear garden and doors to:-



**LIVING / DINING ROOM – 18'2" x 11'8"** A lovely, large dual aspect living space with feature fireplace and log burning stove, wood effect flooring, painted wood panel ceiling and doorway leading into:-



**KITCHEN – 9'10" x 7'2"** A range of dove grey base level units with marble style worktop, integrated dishwasher and double oven, Zanussi four ring hob with extractor over, and space for a standalone fridge freezer. Tiled flooring, display shelving unit, double glazed window overlooking the rear courtyard and parking space, electric radiator.



**LOUNGE / SNUG – 12'5" x 8'2"** A good sized second reception room with a continuation of the wood effect flooring, double glazed sliding window overlooking the front elevation, currently used a fourth bedroom/TV room. Electric radiator.

**BEDROOM 3 – 9'10" x 8'2"** A good sized double bedroom with double glazed sliding window overlooking the steps leading to the rear garden. Electric radiator.



**FAMILY SHOWER ROOM** Beautifully presented with floor to ceiling white tiled walls and decorative flooring, large glass panel to shower with shower head over, pedestal wash hand basin with cupboards around.



**WC** Low level flush wc, pedestal wash hand basin with chrome mixer tap. Attractive painted panel surround and decorative flooring. Cupboard housing the immersion tank. Electric radiator.

## FIRST FLOOR

**LANDING** With storage cupboard and doors to:-

**BEDROOM 1 – 12'9" x 10'2"** An attractive, good sized double bedroom with painted wooden panel vaulted ceilings, Velux window letting in the south easterly light and carpeted flooring. Electric radiator. Access to eaves storage.





**BEDROOM 2 – 10'2" x 9'10"** Another good sized double bedroom with painted wood panel vaulted ceiling and Velux window letting in the south easterly light, currently used as a twin bedroom with carpeted flooring and electric radiator. Access to eaves storage.

### OUTSIDE



Steps lead up to the south east facing rear garden which comprises of a variety of vegetable patches, mature shrubs, fruit trees and a sloping area of lawn. In May 2024 our clients fitted a new decking area which is perfect for taking in the countryside and village views, and of course barbecues and entertaining.







## **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 6PP.

**SERVICES** Mains water, drainage and gas.

**COUNCIL TAX BAND** Small Business Rates (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. Just before you arrive at the heart of the village, Rutherglen can be found on your 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.**

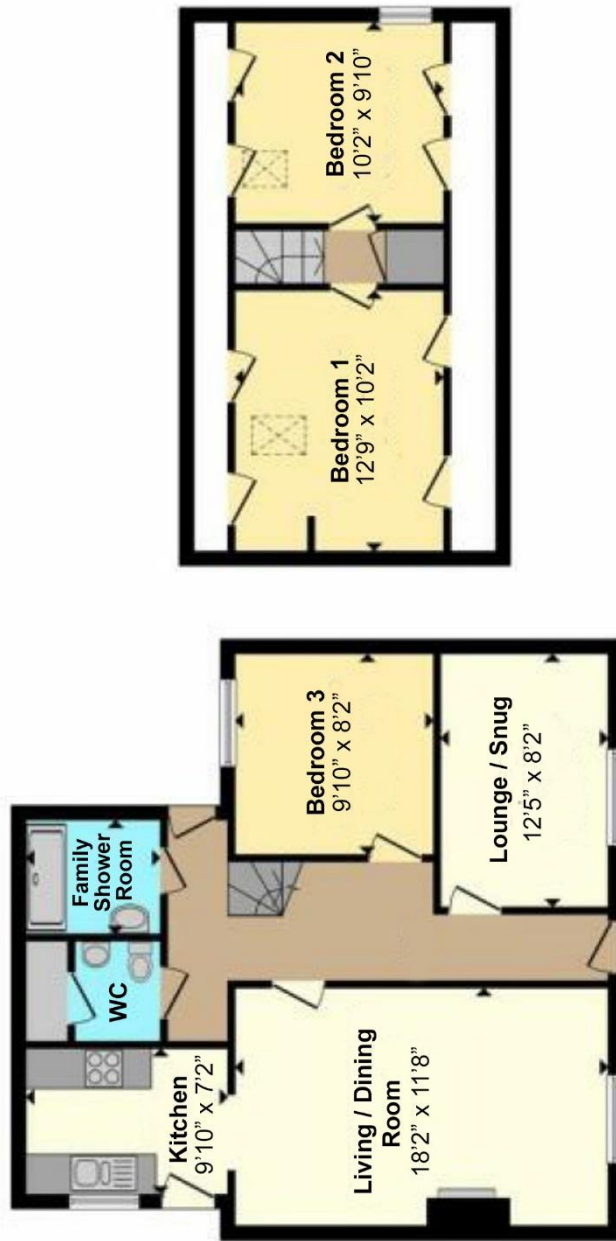
## **THE PROPERTY OMBUDSMAN**

Approved Redress Scheme

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>	<b>76</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
WWW.EPC4U.COM		



Not to scale – for identification purposes only.



**First Floor**

**Ground Floor**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.





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