



LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA10332

Offers around £400,000

**Lamore Cabin,
Tregoyne, Lower Eastcliff, Porthtowan, Nr. Truro, Cornwall, TR4 8FE**

FREEHOLD



Set in a wonderfully discreet position, just a short stroll to the expansive sandy Porthtowan beach and the South West Coast Path; a two storey detached 1 bedroomed, 2 reception roomed seaside residence with parking, a private south west facing suntrap garden, carport and 2 workshops. Perfect for those who seek privacy yet wish to be in a highly desirable location on the ever popular north Cornish coast.





SUMMARY OF ACCOMMODATION – In all, about 768sq.ft.

Ground Floor Kitchen/morning room, living room, utility area, shower room, study area.

First Floor Dressing area, bedroom.

Outside Carport, workshop, studio, south west facing front garden and sun terrace.

DESCRIPTION

Lamore Cabin was built in the mid-1990's and has been a much loved main home for our client for the last 15 years. Perched on the sunny Eastcliff, Lamore Cabin is just a short walk from the expansive sandy beach and the village amenities, including the ever popular beach fronting Blue Bar.

Approached through the carport to the front, which has a workshop beside, Lamore Cabin has a private suntrap level front garden which has two sets of double doors. Predominantly, the house is entered via the double doors into the wonderfully light triple aspect open vaulted kitchen/morning room which is semi open-plan to the impressive living room. The living room is spacious and has a woodburning stove plus double doors opening to the front garden, a study/reading area and a utility space with the beautifully appointed family shower room off. The sitting room was previously configured in such a way that it included a second bedroom and could easily be reinstated should one wish.

From the living room, a staircase ascends to the first floor dressing area (which was previously a walk through bedroom, ideal for those needing a young child's bedroom) with built-in wardrobes and an opening to the bedroom which has Velux skylights to either side and more built-in wardrobes.

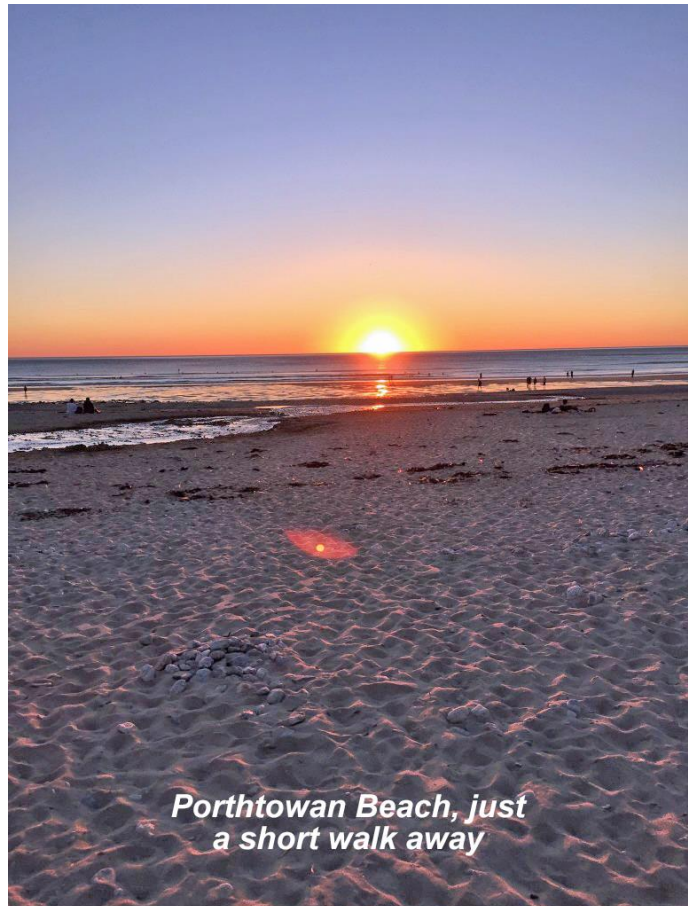
To the rear of the garden is a further workshop/studio.

Lamore Cabin is a much loved main home, which would also make a superb second home, and is within very easy reach of the beach and village amenities and represents an exciting opportunity for prospective purchasers to own an easy to maintain beachside residence.

LOCATION

Porthtowan is a coastal village with an ever increasing appeal, it has a village store, post office and two thriving public houses - The Unicorn which is just behind the sand dunes of the beach which serves excellent food and the iconic Blue Bar pub and restaurant which sits directly above the 'Blue Flag' surfing beach and is a haven for surfers and a perfect place to enjoy food and drink after a day on the beach whilst looking at the waves below. Further facilities are available at the nearby villages of Mount Hawke with its highly regarded academy school and St Agnes to the north which caters for all day to day needs.

The cathedral city of Truro is around 15 minutes' drive away and regarded at Cornwall's capital city. Many local and national retailers mix among Truro's Georgian and Victorian cobbled streets and there are a wide selection of restaurants, bars and entertainments including the museum, cinema and recent refurbished Hall for Cornwall Theatre. Cornwall lies within the catchment for the well regarded Richard Lander Secondary School and Truro College whilst there are also three private schools in Truro.



Importantly Porthtowan is also within the on-call radius for the nearby Royal Cornwall Hospital (Treliske) making it an increasingly popular location for doctors, surgeons and other medical practitioners moving into the county. The A30 expressway is about 5 minutes' drive from the property and gives dual carriageway access throughout Cornwall as well as to the motorway network at Exeter. The Penzance to Paddington mainline railway passes through Truro with a journey time to London being around 4½ hours. Cornwall Airport Newquay at St Mawgan is 40 minutes' drive away giving access to a growing range of national and international destinations.

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

From the carport, a paved pathway leads to the sun terrace where a pair of double glazed doors open to:-



KITCHEN / MORNING ROOM – 11'9" x 9'9" A beautiful light filled triple aspect room with two Velux skylights and windows on three sides, as well as the pair of double glazed doors which overlook the front garden and sun terrace, wooden base units and drawers by Out of Wood in Truro under a slate worksurface with inset stainless steel Franke sink, integrated Neff double oven with Neff four ring ceramic hob above, space for a dishwasher. Opening to:-





LIVING ROOM – 21'8" max x 18'3" max A beautiful room with Jotul woodburning stove set upon a granite hearth, a pair of double glazed doors opening to the sun terrace with small window to the side, part glazed door opening to the rear, window overlooking the rear and a further window, in the study area, with a pleasant outlook over rooftops. At the rear of the room is a study area, which used to be a second bedroom when the room was configured differently and which could easily be reinstated should one wish, with an understairs storage cupboard and beside the back door is an opening to:-



UTILITY AREA – 6' x 4'6" Double glazed window overlooking the rear of the property, hot water tank, plumbing for a washing machine and a dryer, space for a fridge/freezer. Wooden door to:-

SHOWER ROOM A well appointed and fully tiled shower room with large walk-in shower cubicle, wc, wash basin and pedestal, heated towel rail, opaque glass double glazed window overlooking the side of the property.

From the living room, a turning staircase ascends to:-

FIRST FLOOR

DRESSING AREA – 11'4" x 9' Spacious and light with one large Velux skylight plus a further smaller Velux skylight which provides a very pleasant outlook overlooking the front garden and the surrounding valley plus a further round window with another very pleasant outlook over rooftops and overlooking the surrounding valley. Built-in wardrobes with hanging rail and shelving, access to eaves storage, built-in dressing table with handleless drawers either side. This dressing area was previously configured as a through bedroom which is ideal for those who have a young child. Door to:-



BEDROOM – 12'2" x 11'4" A light filled double aspect double bedroom with one large Velux skylight providing a very pleasant southerly aspect over the front garden and across the surrounding valley, plus a further smaller Velux skylight which overlooks the rear of the property, built-in storage cupboard with hanging rail and shelving, access to eaves storage.

OUTSIDE

Lamore Cabin has a right of way over the access lane which leads to:-

CARPORT A large carport with built-in shelving.

Slate paved pathway to the rear of the carport leads to an incredibly private and peaceful south facing front garden with level areas of lawn to either side of the pathway which in turn leads to a spacious slate paved sun terrace with a raised decked area beside, both of which are perfect for alfresco dining and outside entertaining.

WORKSHOP A spacious workshop with built-in shelving and workbenches, three windows as well as two skylights. Power and light connected.

STUDIO – 13' max x 9'7" max Attached to Lamore Cabin, but accessed externally via the decked area, is a very useful studio space with a pair of double glazed windows plus a smaller window as well as a window to the front overlooking the garden.



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 TR4 8FE.

SERVICES Mains water, drainage and electricity. Woodburning stove.

COUNCIL TAX BAND A (see www.mycounciltax.org.uk).

DIRECTIONS Heading along Beach Road, towards the beach, take the right hand fork in front of the Unicorn Pub heading towards the Blue Bar. Take the next right hand turn onto Sandy Road passing a couple of parking areas on the left hand side and then take the next left hand turn where there is a dead end sign. Continue up this road. To access Lamore Cabin by vehicle you take the next left hand turn and rather than going round the sharp bend you are advised to pull forward and then reverse back up the hill towards the carport. However, for viewings we recommend that you park beyond this driveway and then proceed on foot.

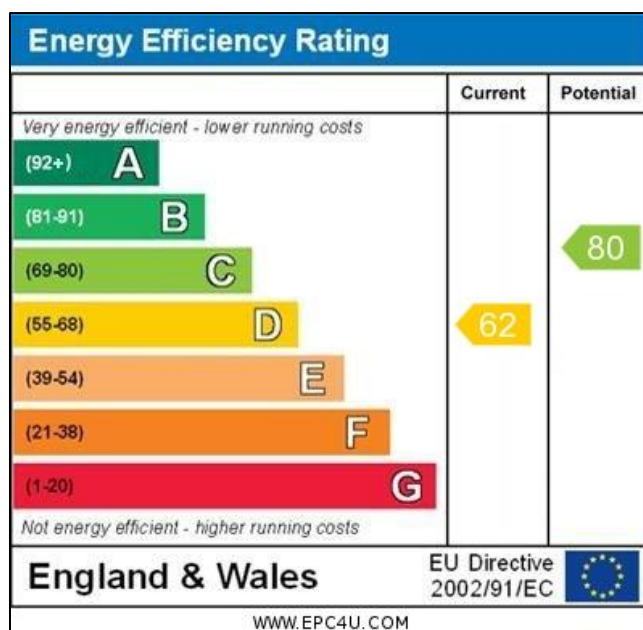
AGENT'S NOTE 1 The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the 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.

AGENT'S NOTE 2 Lamore Cabin forms part of the Tregoyne Estate and as such there is a nominal service charge of approximately £300 per annum for maintenance. There is a shared water supply which costs approximately £300 per annum and includes sewerage.

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



Not to scale – for identification purposes only.

Lamore Cabin, Tregoyne, Porthtowan, Truro



Approximate Area = 667 sq ft / 62 sq m

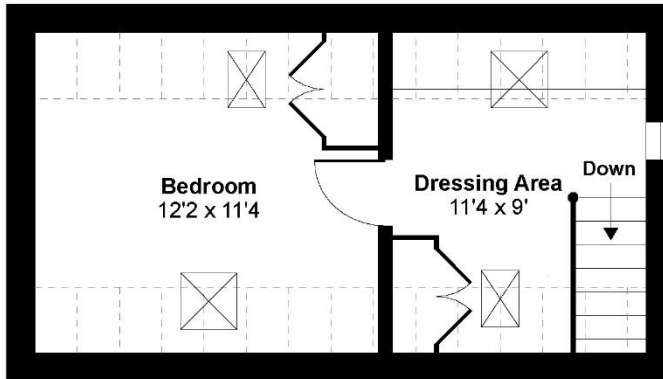
Limited Use Area(s) = 101 sq ft / 9.3 sq m

Store = 103 sq ft / 9.5 sq m

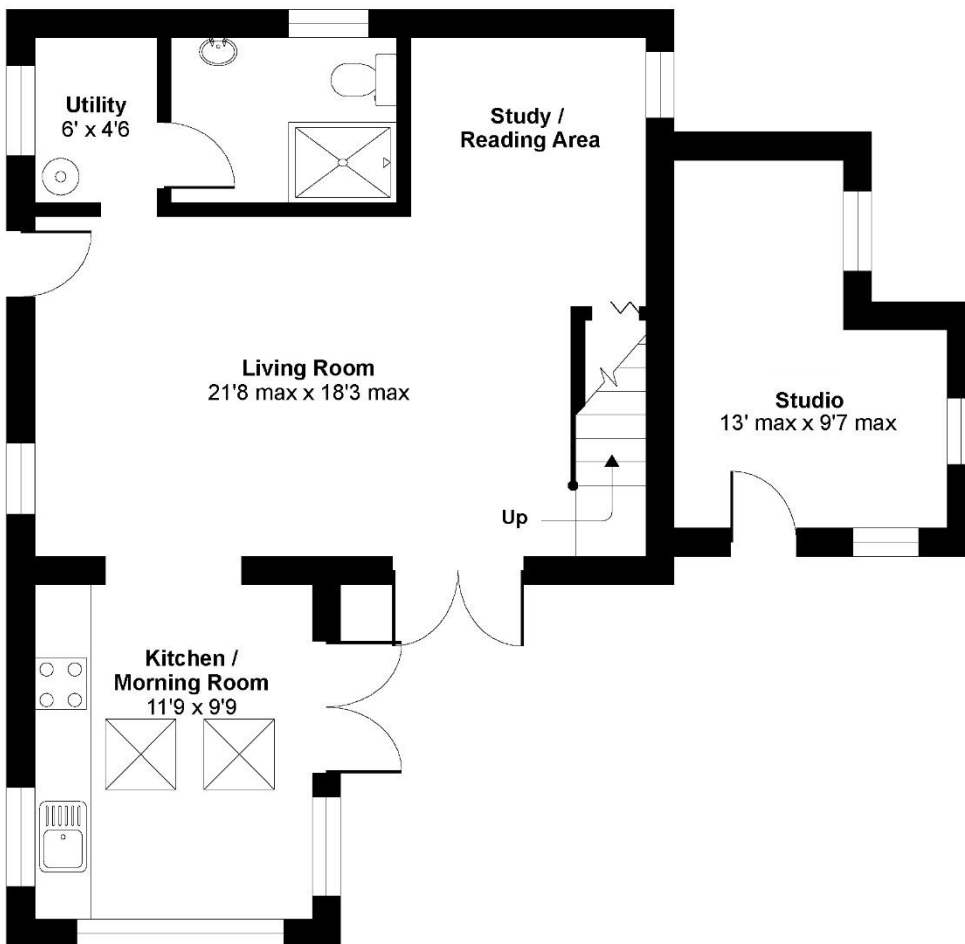
Total = 871 sq ft / 81 sq m

For identification only - Not to scale

Denotes restricted
head height



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022.
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