



LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LTR 20844350

Guide £465,000

**Jackdaw Cottage,
10 Glenfeadon Terrace, Portreath, Redruth, Cornwall, TR16 4JX**

FREEHOLD



Situated in a peaceful and highly sought after position only moments from the sandy beach at Portreath, an immaculately presented 3 double bed roomed, 2 bath/shower roomed double fronted mid-terrace cottage, with enclosed front garden and long terraced gardens to the rear offering superb views over Portreath to Gull Rock and out to sea.





SUMMARY OF ACCOMMODATION

Ground Floor Entrance vestibule, living room/dining room, kitchen/breakfast room, ground floor bath/shower room.

First Floor 3 double bedrooms, family shower room.

Outside Enclosed front garden with central path and cottage style garden to either side. To the rear, a lower courtyard with steps rising past raised beds leading to a terrace with useful timber storage shed and summerhouse enjoying superb, elevated views over Portreath and out to sea. From this terrace steps rise to the topmost tier where there is a gravelled seating area, further area of lawn with well planted borders and another flight of steps raise to the top terraces with stone and granite walled beds and high degree of privacy.

DESCRIPTION

Jackdaw Cottage is situated on Glenfeadon Terrace and is only moments away from the sandy beach at Portreath.

Set back from the road behind a low stone wall and an enclosed front garden – other properties along Glenfeadon Terrace have sacrificed part of their front garden and created parking spaces which, subject to planning and the correct consents would be possible. The accommodation is immaculately presented and comprises on the ground floor, a welcoming entrance vestibule opening into the open-plan living/dining room with a pair of windows overlooking the front garden and a log burning stove situated to one end. From the

living/dining room a step ascends to the rear hall giving access to the rear garden, the ground floor bath/shower room and an opening into the kitchen/breakfast room. The kitchen/breakfast room is beautifully appointed and also has a window overlooking the inner courtyard.

On the first floor are three double bedrooms and a beautifully appointed family shower room.

Externally, to the rear is a lower courtyard and steps ascend leading past raised beds to a terrace with a useful timber storage shed and a summerhouse with windows on three sides with elevated views over Portreath and out to sea. From this terrace, steps rise to the topmost tier where there is a gravelled seating area with raised beds and a gently sloping lawn beyond and a further flight of granite and stone steps ascend to the highest level of the garden. At this level one can enjoy the afternoon and evening sun which in Portreath is a very rare asset. The gardens offer a high degree of privacy and superb views.



LOCATION

Portreath village on Cornwall's north Atlantic coastline has always been well regarded for its fabulous combination of beach, harbour and sea but in recent years it has grown considerably in popularity and become particularly sought after.

The village is very evidently a place where lots of money is being spent on the housing stock, especially those surrounding the sandy beach. The beach and harbour provide a playground for holidaymakers and locals alike, providing excellent bathing and surfing. There are lovely walks along the surrounding coastline via the South West Coast Path, most of which is under the Stewardship of the National Trust and Portreath has recently become a World Heritage Site with its harbour still providing shelter for an active fishing fleet.

On the hillside, above Portreath is the Gwel An Mor leisure complex with its swimming pool and spa plus restaurant as well as the famous 9 Par 3 golf course. Just 1½ miles from the property is the highly regarded Tehidy Park golf course which is a Par 71 parkland golf course set within the stately former grounds of the adjacent Tehidy Park Country Estate.

Portreath is at the end of the Bissoe Valley Cycle Trail which stretches from the north coast to the south coast at Devoran, providing traffic free cycling and walking throughout Cornwall's mining heritage landscape with many further trails branching off it. The village provides a bakery, general store, post office, surf shops, inns, cafés and restaurant and also a primary school. Secondary schooling is available at Redruth and Truro, the latter also having two private schools.

Nearby Redruth is the largest local town offering a cinema, numerous shops and restaurants and a mainline railway station that has a direct link to London Paddington with an approximate travel time of 4½ hours. The county capital of Truro is some 15 minutes' drive away offering extensive leisure, commercial and retail amenities commensurate with Cornwall's capital including the county's major hospital and Hall for Cornwall theatre which hosts a variety of theatrical and entertainment events throughout the year.

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

From the front garden a central path leads through to the front door opening into:-

ENTRANCE VESTIBULE

With obscure double glazed windows to either side and door opening into:-

LIVING / DINING ROOM –

22' x 12'2" With a pair of uPVC double glazed windows overlooking the front garden, slate tiled flooring and exposed beamed ceiling with to one end a log burning stove and a feature fireplace to the other which could be reinstated. To either side of both the fireplaces in the alcoves are shelves to one end and storage cupboards to the other. From the living/dining room an opening leads through to:-

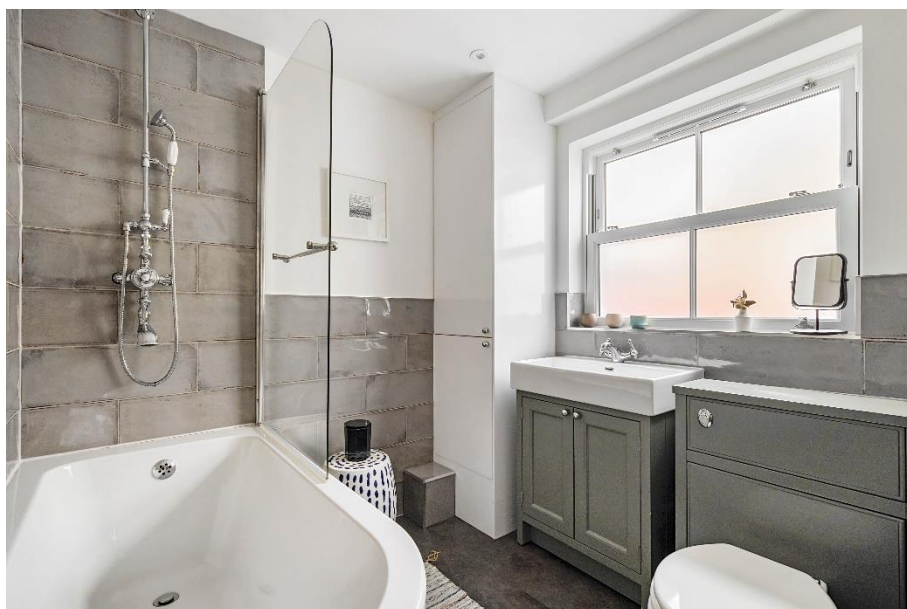




KITCHEN / BREAKFAST ROOM – 19'2" x 9'9" With a pair of uPVC double glazed sash windows to the side elevations with deep sills. A beautifully appointed kitchen with black granite worktops set over painted wooden base units with an undermounted Belfast sink with hot and cold mixer tap above. Gas four ring cooker and to the far end of the room space for a freestanding fridge freezer.



FAMILY BATH / SHOWER ROOM With obscure double glazed uPVC sash window to the rear elevation. Low flush wc with hidden cistern, wash hand basin mounted on vanity unit with hot and cold mixer tap, claw foot bath with shower attachments with rain head and handheld attachments. Built-in storage cupboard, heated towel rail.



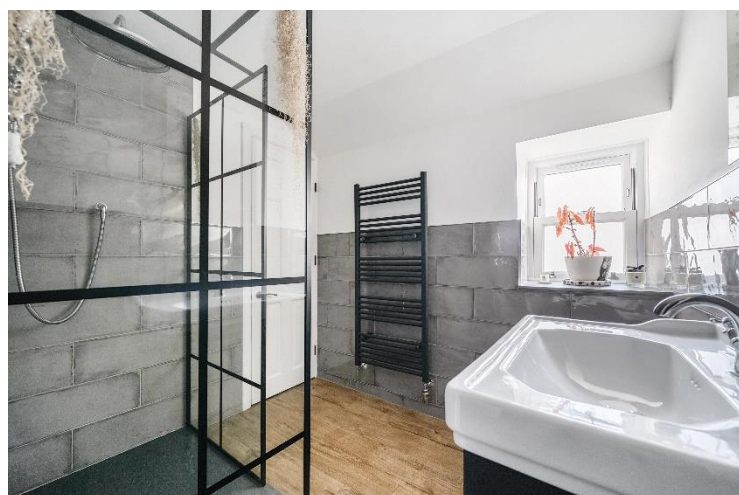
FIRST FLOOR

PRINCIPAL BEDROOM –12'8" x 12'4" With uPVC double glazed window overlooking the front garden and views of Portreath. Feature fireplace with timber surround and slate hearth, built-in storage cupboard.



BEDROOM 2 – 12'7" x 9' UPVC double glazed window to the front elevation. Exposed wooden floorboards.

BEDROOM 3 – 9'4" x 9'3" With uPVC double glazed sash window to the side elevation, exposed wide planked floor boards and built-in storage alcove.



FAMILY SHOWER ROOM With obscure double glazed sash window to the side elevation with deep sill. Roca low flush wc, Roca wash hand basin mounted on vanity unit with hot and cold mixer taps. Large walk-in shower enclosure with floor to ceiling tiling, useful alcove shelf plus rain head and handheld attachments. Heated towel and door into airing cupboard.

OUTSIDE

Approached from Glenfeadon Terrace a timber gate opens to a central path leading to the front door with cottage style and enclosed gardens to the front. To the rear a lower courtyard with steps rising through the tiered garden passing raised beds, leading to a summerhouse with superb, elevated views over Portreath and out to sea and a further storage shed at that level. A further set of steps ascends to the top levels where there is a good size gravelled seating area, with raised beds beyond, gently sloping lawn and further terracing with stone and granite faced beds to the back boundary. The views as one ascends the gardens get better and better and from the top gravelled seating area enjoys uninterrupted views out to sea and along the coastline. Due to its elevated nature the gardens offer a high degree of privacy and allow a perfect vantage point of the sea.



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 TR16 4JX.

SERVICES Mains water, mains electricity, mains drainage and is bottled gas LPG heating.

MOBILE PHONE COVERAGE All major providers likely.

BROADBAND Superfast broadband available – 46 Mbps download speed. 8 Mbps upload speed.

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

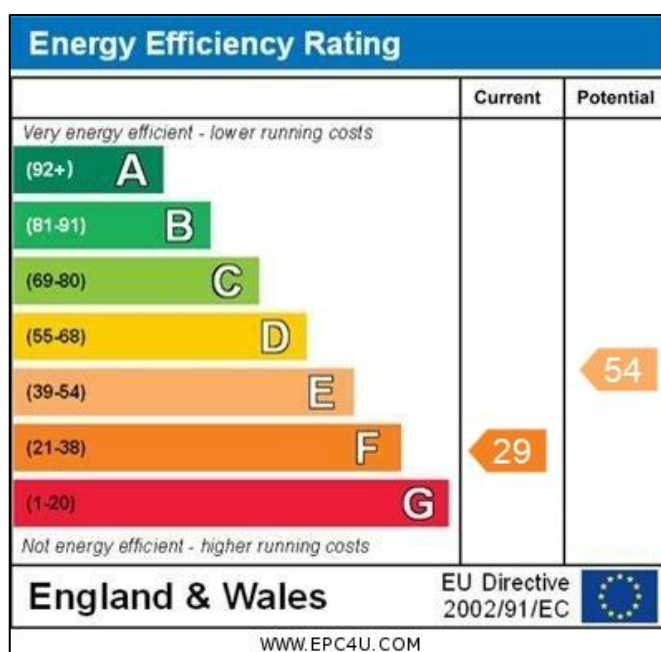
DIRECTIONS From the centre of Portreath leaving with the beach behind you, proceed along Beach Road into the heart of the village and on the first left hand bend there is a turning on the right hand side. Proceed right and onto Glenfeadon Terrace where Jackdaw Cottage can be found after a short distance 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 PROPERTY OMBUDSMAN

Approved Redress Scheme



Not to scale – for identification purposes only.

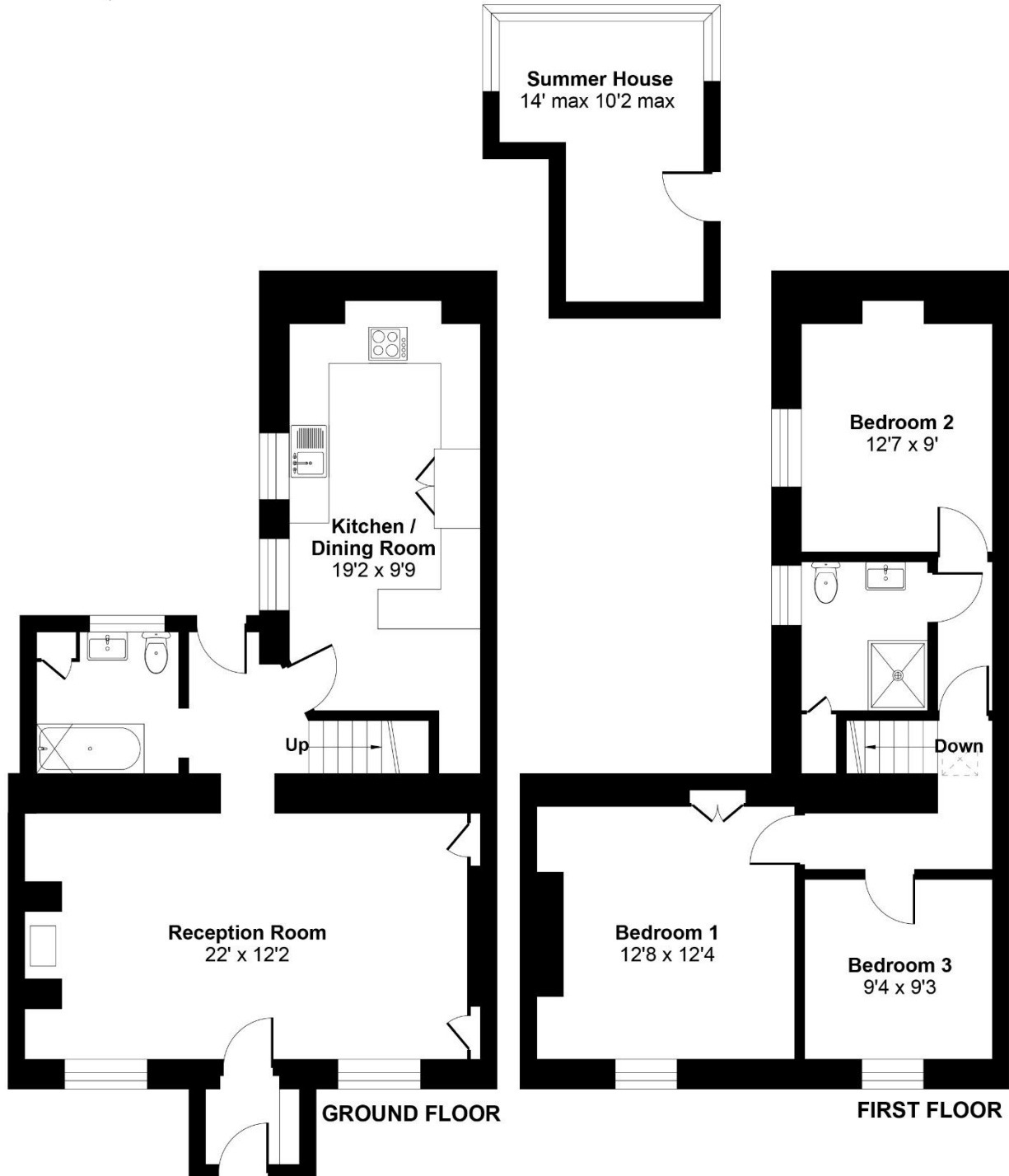
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Approximate Area = 1165 sq ft / 108.2 sq m

Outbuilding = 115 sq ft / 10.6 sq m

Total = 1280 sq ft / 118.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n°cheom 2025. Produced for Lillcrap Chilcott. REF: 1268716

