



East End Cottage



East End Cottage

St. Keverne, Helston, TR12 6PP

St Keverne - 8 Miles Kynance Cove - 13 Miles Helston - 12 Miles

A superbly positioned, substantial, and characterful home situated a few hundred yards from the beach in Porthallow.

- Character Cottage
- Gardens
- Village Location
- Outside Storage
- Freehold
- 4 Bedrooms
- Parking
- Close to Beach
- Utility
- Currently Business Rated - RV £3,600

Guide Price £595,000

THE SITUATION

Set around 200m from the water's edge on the picturesque pebbly beach at Porthallow, the property is situated in a prime coastal position enjoying views of the village and coastline.

The Lizard Peninsula remains one of the most unspoilt areas in Cornwall renowned for its picturesque coastal scenery and untouched rural hinterland. The peninsula is the most southerly point of England with wide expanses designated an Area of Outstanding Natural Beauty and owned by private estates or The National Trust.

Once a busy cove engaged in the pilchard industry, there are still a small number of local fishermen who use the cove and the beach has become a favourite for its superb views across the mouth of the Helford River.



THE PROPERTY

East End Cottage offers an abundance of charm with a host of desirable features expected of a coastal Cornish cottage.

The property's accommodation is entered through the front door into a full width, spacious dual aspect sitting room, complimented with exposed beams, recessed sash windows, large flagstone flooring and feature inglenook fireplace housing one of the two wood burners on the ground floor.

Off the sitting room is a beautifully well appointed Kitchen & Dining room with wooden flooring, exposed granite walls with country style wooden panelling. The ground floor offers a useful utility space and shower room, ideal situated by the rear door.

Stairs from the sitting room rise to the first floor landing off which you will find two double bedrooms, and two spacious single rooms and family bathroom.

OUTSIDE

To the front of East End Cottage is a small south facing terrace seating area with steps that rise up to a sizable terraced garden conveniently segregated into areas of flat lawn, sloped grassed and terrace seating area ideal for entertaining. The garden at the top offers beautiful far reaching views across the village and coastline.

The property benefits from private off street parking available for one car.

Adjacent to the property, and with pedestrian access is another private parcel of land, set down from the road offering a high degree of privacy and offering a multitude of uses.

To the rear of East End Cottage is a usefully attached two story block built storage room, ideal for garden furniture, small workshop or kayaks and beach gear.

SERVICES

Mains water and electricity and drainage.
Broadband - Superfast available (Ofcom)
EE & Three Phone Signals available (Ofcom)

VIEWING

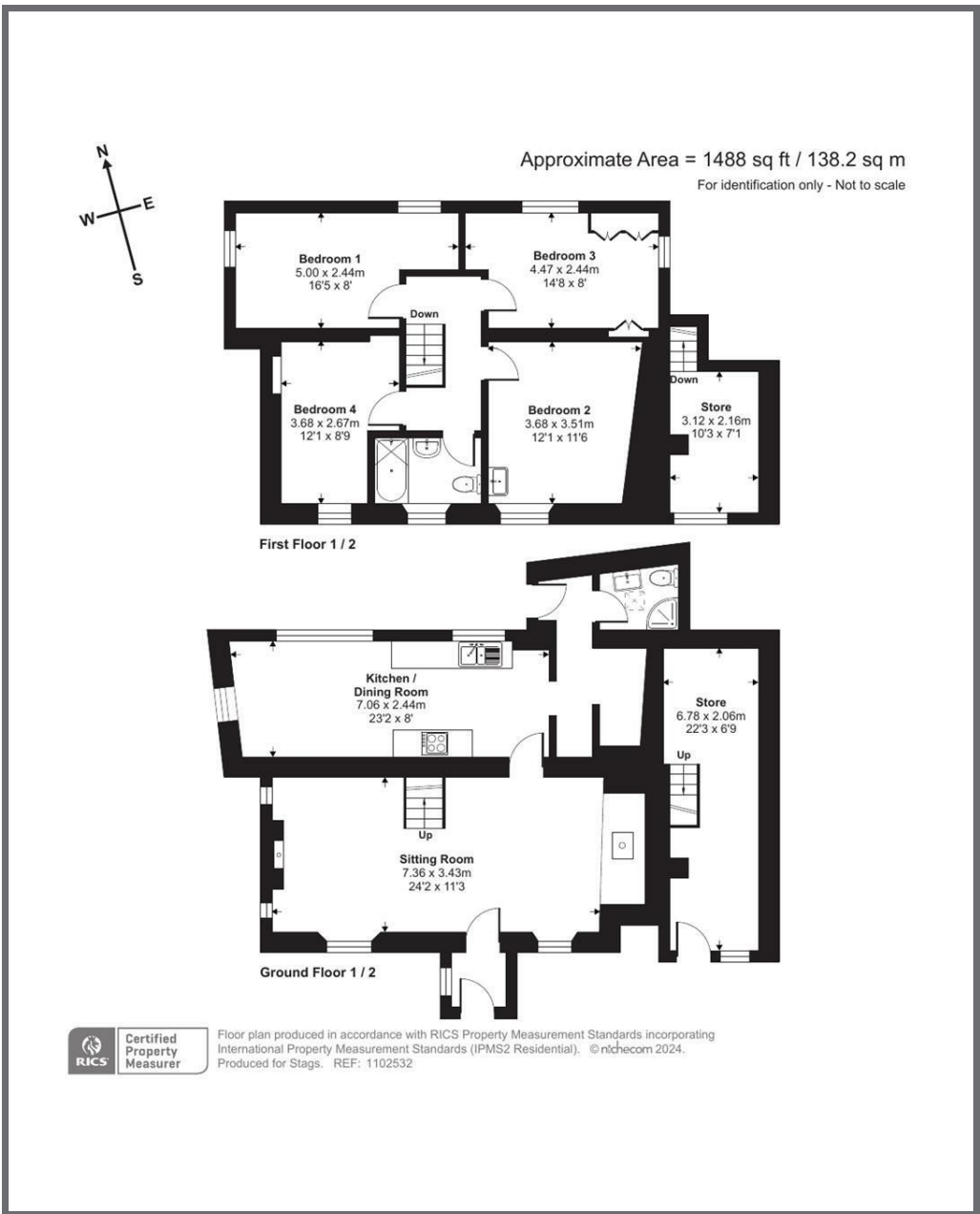
Strictly by appointment through Stags Truro Office - telephone 01872 264488.

DIRECTIONS

From St.Keverne head towards Porthallow following the signage, Upon entering the village of Porthallow, East End Cottage will be evident on your right-hand side.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		43	82
England & Wales		EU Directive 2002/91/EC	

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