



Seamyst





# Seamyst Beach Road

Porthtowan, Truro, Cornwall, TR4 8AA

Porthtowan Beach & Blue Bar 200 yards A30(T) 3 miles St Agnes 3.5 miles Truro 9 miles

A particularly spacious period residence, which is the subject of a fine well advanced upgrading and renovation programme

- Substantial Semi-detached House
- Open Living, Sitting & Dining Room
- 5 Bedrooms with 2 En Suites
- Courtyard, Front & Rear Raised Terrace
- Freehold
- About 2,111 sq ft
- Spacious Kitchen Room
- Bathroom
- Private Car Parking
- Council Tax Band C

Guide Price £400,000

## TOWN AND COUNTRY PLANNING

Detailed planning permission was granted by Cornwall Council on 29th November 2023 (PA23/07591) for the extension and modification of the existing premises. On 14th May 2024 (PA23/10304), Cornwall Council granted planning permission for change of use of the retail element to residential and amalgamation with the existing residential space to form one dwelling. On 18th September 2024 (PA24/06396), condition 3 of PA23/10304 in respect of a scheme to minimize flooding by using flood resilient construction techniques in respect of doors and electrics was discharged by Cornwall Council.

## DESCRIPTION

Seamyst is ideally situated on Beach Road in the centre of the village about a 200m level walk to the renowned surfing and recreational beach at Porthtowan. There is an adjacent convenient store and choice of bars and places to eat nearby. The popular resort of St Agnes is about 3.5 miles to the north-east and there are good communication links with a junction to the A30(T) about 3 miles, and a mainline railway station on the London Paddington line at Redruth, about 4 miles. Truro, being the commercial, administrative and retail centre of Cornwall is about 9 miles to the southeast.





Seamyst is extensive and, as shown on the attached floor plans, extends to some 2,111 sq ft. There are some well-proportioned rooms which, reflecting the house's period origins, benefit from high ceilings and large windows.

Over the last year, the house has been the subject of significant alterations and improvements and today the property is offered for sale with well advanced works. The completion works required include electrics, installation of a kitchen and sanitaryware, installation of windows (there are replacement timber sash windows for 12 windows included in the sale), completion of underfloor heating systems, decking and landscaping, plastering, floor coverings, decoration and so forth. Outside to the front is a level terraced area with private off-road car parking for a few vehicles and at the rear the current planning allows for the creation of a lower level patio area and higher level decked sun terrace with first floor access.

In summary, an opportunity to purchase and finish an on-going project to create a particularly spacious and well situated quality period residence in popular and sought-after Porthtowan. (Spare building materials on site included).

### VIEWING

Strictly by prior appointment at specified times with Stags' Truro 01872 264488.

### DIRECTIONS

On reaching Porthtowan, turn into Beach Road and Seamyst will be seen on the left-hand side after about 300 yards. There is a For Sale board. What3words: Retraced.Unto.Pounding.

### SERVICES

Mains water, electricity and drainage connected. Underfloor heating via airsource heat pump. Broadband: Standard, Superfast, Ultrafast available (Ofcom). Mobile phone: 02 likely and EE/Vodafone limited outside (Ofcom).

### TENURE AND POSSESSION

Freehold with vacant possession.





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.

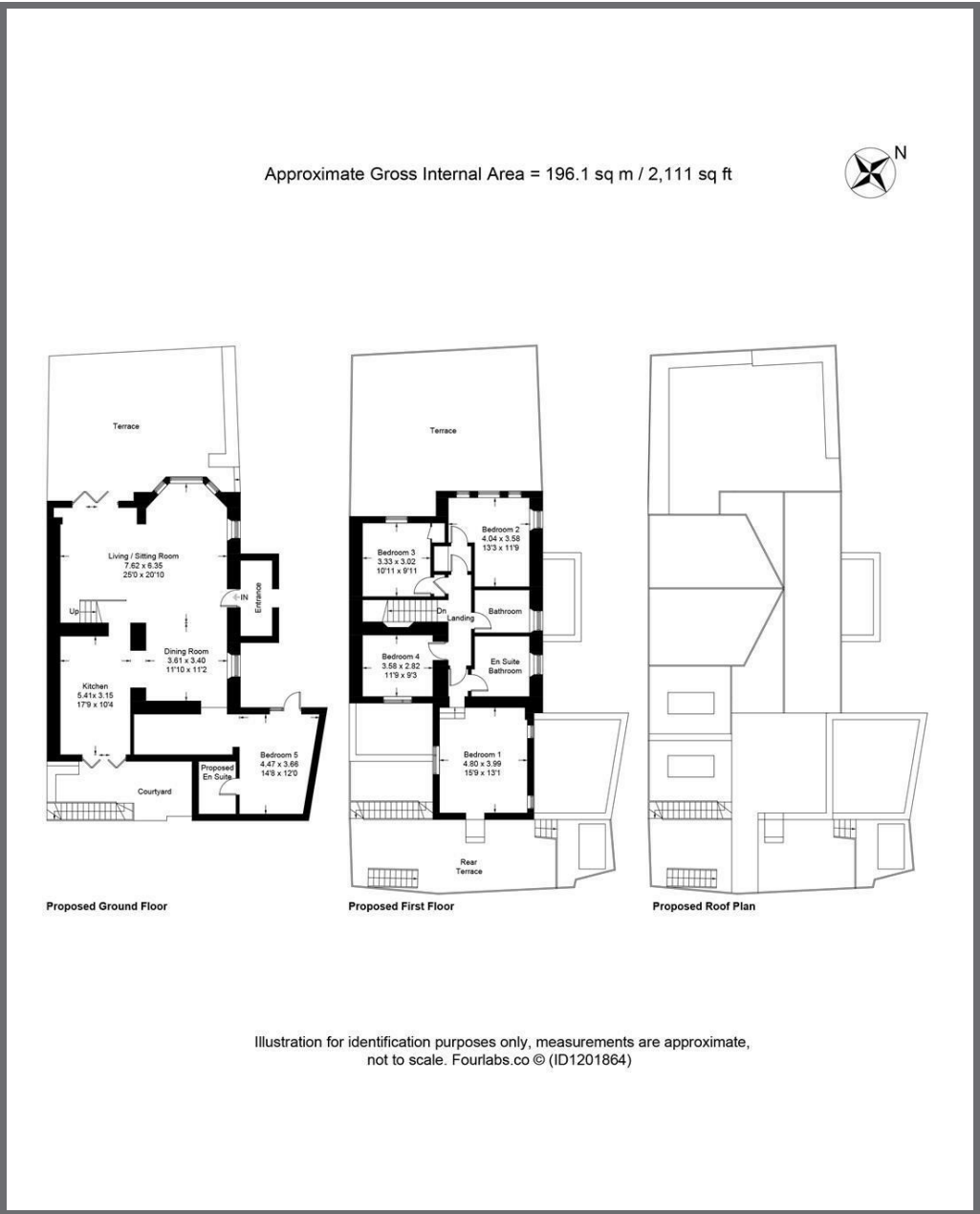


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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