



Trevalza Cottage, Porthoustock, St Keverne, Helston, TR12 6QW

Guide Price £595,000

A delightful 3 bedroom detached character cottage and detached annexe, occupying an elevated hillside position within the pretty coastal hamlet of Porthoustock and providing far-reaching views over Porthoustock Beach and surrounding countryside from the large gardens. The property has been improved and updated by the current owner to include the creation of a detached annexe, offering ancillary accommodation to the cottage, ideal for a dependent relative or the potential to generate income. The cottage accommodation comprises, on the ground floor: 23' living room with wood-burning stove, and a spacious dual aspect kitchen/diner. On the first floor are 3 bedrooms (the principal en-suite), a family bathroom and utility/WC. Facing due south, the cottage and gardens enjoy a great deal of sun and the lawned gardens have been beautifully re-landscaped to include a number of colourful flower beds, with the outstanding coastal views at their pinnacle from the decked terrace which adjoins the detached annexe. A gated rear driveway provides parking for up to 4 cars. In all, a beautifully presented home in this quiet coastal location just 150 yards from the beach - viewing highly recommended.

Key Features

- 3 bedroom detached coastal cottage
- Wonderful sea and countryside views from the gardens
- Gated driveway with parking for up to 4 cars
- Oil fired central heating and double glazing
- Elevated south-facing position
- Detached 1 bedroom annexe
- Located just 150 yards from the beach
- EPC rating E



THE ACCOMMODATION COMPRISES

Steps and a timber pedestrian gate lead up through the delightful front garden, to a slate-paved terrace with multi pane double glazed door to:-

ENTRANCE PORCH

Double glazed windows to three aspects, facing south, and overlooking the hamlet. Slate tiled flooring, glazed timber stable door to:-

KITCHEN/DINING ROOM

A spacious kitchen/dining room with a large number of eye and waist level units with solid wood worktop and part tiled walls. Inset butler-style ceramic sink with ceramic drainer and swan-neck mixer tap. Double glazed lantern-style window with a further three double glazed windows to rear and side aspects. Built-in electric oven with four-ring induction hob and extractor fan over. Space and plumbing for dishwasher, space for fridge/freezer. Corner storage cupboard, beamed ceiling, continuation of the attractive slate tiled flooring. The room offers space for a good size family dining table and chairs. Timber latch door to:-

LIVING ROOM

A light and bright south-facing room with three double glazed windows looking out over the front garden and over the hamlet to trees and fields beyond. This well proportioned reception room provides a fireplace with wood-burning stove, timber mantel and hearth. Beamed ceiling, two radiators, under-stair storage cupboard. Timber latch door to staircase rising to the:-

FIRST FLOOR

LANDING

Doors to bedrooms and open to the rear landing.

BEDROOM ONE

Double glazed window to front aspect, facing south, overlooking the garden with a view over the hamlet. Built-in wardrobes with shelving and hanging rail. Part panelled walls, radiator, timber latch door to:-

EN-SUITE SHOWER ROOM

Walk-in shower cubicle housing boiler-fed rainfall-style shower with fully tiled surround and sliding glass shower door. Dual flush WC, wash hand basin with mixer tap set within a small vanity unit. Wall mounted heated towel rail, central ceiling light.

BEDROOM TWO

A second good size double bedroom, with double glazed window and window seat to front aspect affording the same south-facing position and an elevated view over Porthoustock. Built-in wardrobe with hanging rail and shelving. Part panelled walls, small loft hatch, radiator. Central ceiling light.

BEDROOM THREE

A charming single bedroom, with double glazed window to front aspect overlooking the garden. Central ceiling light, radiator.

REAR LANDING

Tiled flooring, radiator, part panelled walls. Timber latch doors to family bathroom and utility room.

FAMILY BATHROOM

White suite comprising corner spa bath with mixer tap and boiler-fed rainfall-style shower, glass shower screen, part tiled walls. Twin wash hand basins both with mixer tap and set within vanity unit. Dual flush WC. Heated towel rail/radiator, central ceiling light. Double glazed window to side aspect.

UTILITY ROOM

Providing access to the rear garden through an obscure double glazed rear door. Continuation of the tiled flooring, space and plumbing for washing machine. Double glazed window to front aspect, timber latch door to:-

CLOAKROOM/WC

Low level flush WC. Central ceiling light, small high level obscure glazed window. Tiled flooring.

THE EXTERIOR

FRONT GARDEN

The delightful sheltered front garden is laid to lawn with steps to one side leading up to the cottage. Attractive stone wall and high level hedging provide shelter and privacy in equal measure. Above the lawn is a slate-paved terrace enjoying a beautifully sunny position, facing directly due south. The terrace enjoys an open view over the neighbouring properties and across to trees and fields opposite. A gate to the right-hand side of the cottage gives access to a wood store, and to the externally-housed oil fired boiler. Steps from the terrace and to the left of the cottage, lead up and around to the:-

REAR AND SIDE GARDENS

The gently lawned gardens lie to the side of 'Trevalza Cottage', benefiting from the sunny southerly position, and beautifully elevated with sea views straight down to Porthoustock Beach and out to the bay. The gardens have been beautifully designed to create areas of lawn, interspersed with low level flower beds containing a vast range of colourful shrubs, flowers and trees, as well as well stocked vegetable beds. Oil storage tank.

BLOCK-BUILT WORKSHOP

Located directly behind the cottage, with power and a double glazed window to front aspect. The workshop provides an external cold water tap and, adjacent to the workshop, is a:-

BLOCK-BUILT GARDEN STORE

Double glazed window and corrugated roof.

At the far end of the garden and at the highest part of the plot, is the:-

DETACHED ANNEXE ('SEA VIEW')

This wonderful detached single storey building was formerly the garage, having been extended and completely refurbished to provide idyllic annexe accommodation to the main cottage. 'Sea View' provides a large decked sun terrace, affording outstanding open and panoramic views over Porthoustock Beach and out to sea, as well as the abundance of surrounding countryside. The elevated

south-facing terrace is the perfect spot for entertaining or al fresco dining and makes the most of the outstanding sea views on offer.

From the terrace, double glazed French doors give access to:-

OPEN-PLAN LIVING SPACE

Incorporating a living area at one end and a bespoke wooden kitchen at the other, providing a range of waist level units and drawers with stone-effect worktop over, incorporating a circular stainless steel sink/drain unit with mixer tap. Inset four-ring induction hob with tiled splashback, a large double glazed window provides outstanding and open views over Porthoustock Beach and out to the bay beyond. Further double glazed window to rear aspect. Loft hatch, recessed ceiling lights. Cupboard housing fuse box, timber latch door to:-

BEDROOM

A double bedroom with double glazed windows to side and rear aspects. Recessed ceiling lights, timber latch door to:-

SHOWER ROOM

Walk-in shower cubicle with panelled surround and glass shower screen, Triton electric shower. Pedestal wash hand basin with mixer tap, dual flush WC. Heated towel rail/radiator, obscure double glazed window to side aspect.

DRIVEWAY PARKING

To the rear of 'Trevalza Cottage' is a private driveway with twin timber gates which provide off-road parking for up to four vehicles.

GENERAL INFORMATION

SERVICES

Mains water and electricity. Private drainage. Oil fired central heating.

COUNCIL TAX

Band E - Cornwall Council.

TENURE

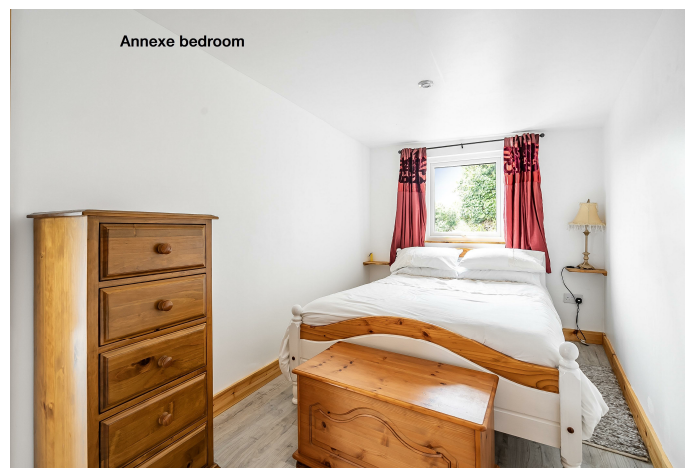
Freehold

VIEWING

By telephone appointment with the vendor's Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.

LOCATION

Porthoustock is located on the more sheltered eastern side of the Lizard peninsula a couple of miles from the village of St Keverne. This small fishing cove has a collection of boats that work the plentiful waters. Kayaking and paddleboarding are both popular here, and Porthoustock is a favorite location for divers being close to the Manacles reef and the shipwrecks associated with it. The highly regarded 'Fat Apple's Cafe' is just half a mile up the road, with Roskilly's Farm close by, offering both a lunch and evening menu. A good range of day to day facilities are on offer in nearby St Keverne with more comprehensive facilities including a choice of super markets within the market town of Helston.



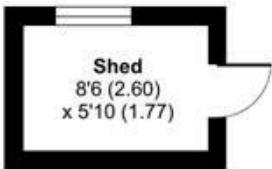


Porthoustock, St. Keverne, Helston, TR12

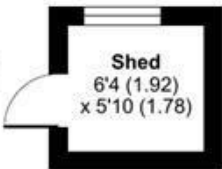
Approximate Area = 1153 sq ft / 107.1 sq m
Annexe = 304 sq ft / 28.2 sq m
Outbuildings = 87 sq ft / 8 sq m
Total = 1544 sq ft / 143.4 sq m
For identification only - Not to scale



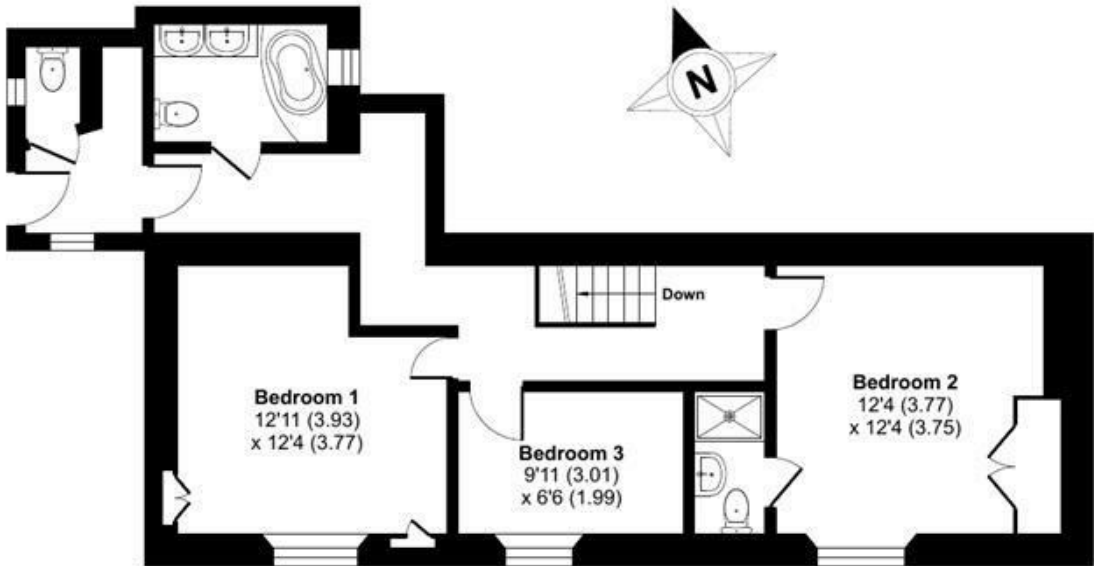
ANNEXE



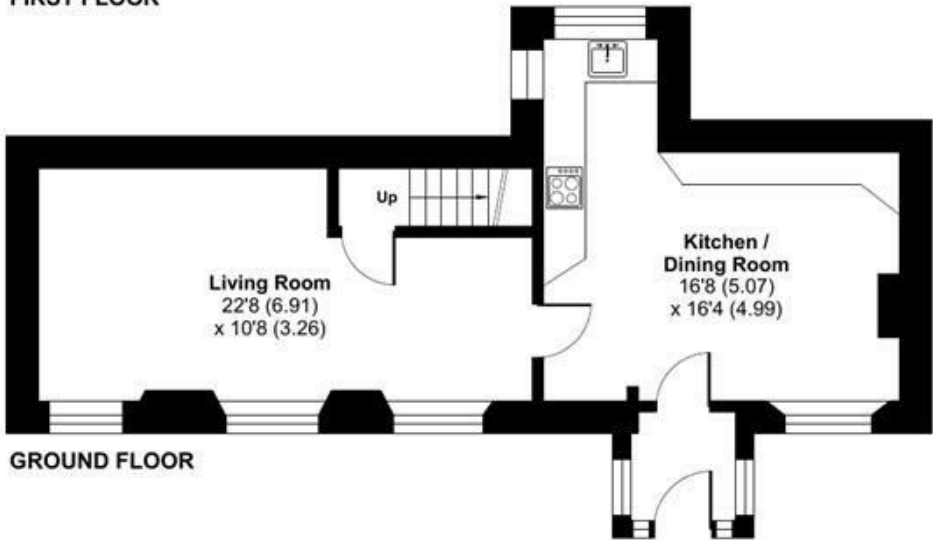
OUTBUILDING 1



OUTBUILDING 2



FIRST FLOOR



GROUND FLOOR



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.
Produced for Laskowski & Company. REF: 1137606