



Gwel Teg School Hill, Porthallow, TR12 6PW

£435,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

Gwel Teg School Hill

- THREE BEDROOMS
- DETACHED BUNGALOW
- BEAUTIFULLY PRESENTED
- EXCELLENT COASTAL VIEWS
- BEAUTIFUL LANDSCAPED GARDENS
- QUINTESSENTIAL FISHING COVE LOCATION
- FREEHOLD
- EPC E41
- COUNCIL TAX D

Enjoying glorious sea views and an elevated coastal outlook, 'Gwel Teg' is a spacious three bedroom detached bungalow situated on a generous plot with beautifully landscaped gardens and off road parking.

Situated in the quintessential Cornish fishing village of Porthallow, the property enjoys an enviable outlook not only to Porthallow Cove, but across to the village and lush wooded valley beyond. Offering versatile living space, with scope to extend and adapt to provide further accommodation as desired (subject to any required permissions or consents), the residence seems certain to appeal to those seeking an individual coastal bungalow or second home.

A real feature of Gwel Teg are its gardens, which have been thoughtfully designed and landscaped to provide a mixture of hard landscaped areas interspersed with lawns and pathways together with a fine range of raised flower borders. The rear garden is tiered with several seating areas taking full advantage of the sunny aspect and fabulous outlook to sea.

The accommodation offered by this delightful bungalow comprises, in brief, of an entrance porch, hallway, lounge with a feature wood burning stove and a nicely fitted kitchen/breakfast room which boasts several built-in appliances. From the inner hallway access is provided to the family bathroom and three bedrooms with the master benefitting from a nicely appointed en suite shower room. The residence is warmed by electric heating, with underfloor heating in the bathroom and en suite, and has double glazing.







Set on the more sheltered eastern side of the magnificent Lizard Peninsula, not far from the tranquil creeks of the Helford River, lies one of Cornwall's most historic coastal villages.

Known locally as 'Pralla', Porthallow was once a thriving fishing community and home to a busy fleet of pilchard luggers, hence the name of its traditional village pub, 'The Five Pilchards', which is currently awaiting new owners.

Steeped in maritime heritage, this idyllic corner of the south Cornwall coast offers a wonderful local community within easy reach of the region's most beautiful beaches. A good range of day to day facilities are on offer in nearby St Keverne with more comprehensive facilities including a choice of national supermarkets on offer in Helston.

Porthallow is recognised as the half-way point along the world-famous South West Coast Path as it winds its way from Minehead to Poole, with far-reaching views across the sparkling waters of Falmouth Bay and St Mawes to the Roseland Peninsula and beyond.

Porthallow Beach is sheltered by the surrounding headland, whilst Porthallow Cove is full of rock pools at low tide and is also a great spot for snorkelling and wild swimming. Porthallow Village Association look after the beach and Village hall, with residents enjoying the right to moor, store and launch their boats and take advantage of the community events on offer. On the edge of the village lies the highly regarded Fat Apples Cafe - a perfect spot for lunch.

THE ACCOMMODATION COMPRISES (ALL DIMENSIONS APPROX
UPVC door leading to entrance porch.

ENTRANCE PORCH 5'11 x 4'7 (1.80m x 1.40m)

With window to front aspect, tiling to the floor, coat hanging rail and glazed door with side panel to hallway.

HALLWAY 20'8 x 5'6 narrowing to 3'3 (6.30m x 1.68m narrowing to 0.99m)

With built-in cupboard housing immersion heater with slatted shelving, electric consumer unit and a further storage area. There is an obscure glazed UPVC door to the rear of the property, a trap hatch to the partly boarded roof space with a pull down ladder. Opening to inner hallway and doors to breakfast room and lounge.

LOUNGE 16'8 x 10'11 (5.08m x 3.33m)

With feature contemporary fireplace with natural stone surround and hearth housing a wood burning stove. There are attractive wall lights, whilst double glazed patio doors lead out to the front sun terrace and garden all of which take advantage of the excellent coastal outlook.

KITCHEN/BREAKFAST ROOM 16'7 x 9'5 (5.05m x 2.87m)

Nicely fitted kitchen with a good range of base and wall units with drawers, corner shelving and wine rack. There are roll top working surfaces incorporating a one and a half bowl sink unit with mixer tap over, decorative tiling to part walls. Integrated appliances include a NEFF double oven with grill, a NEFF hob with hood over, dishwasher, washing machine and a fridge and freezer. Door to pantry with shelving and further storage, tiling to the floor, spotlighting and a window to the rear.

INNER HALLWAY 13'9 in length (4.19m in length)

Doors to the three bedrooms and bathroom.

BATHROOM 9'45 x 5'10 (2.74m x 1.78m)

Well appointed with low level w.c, pedestal wash handbasin and a corner jacuzzi style bath with curved shower screen and electric shower. There is a mirrored bathroom cabinet with light and glass shelving, a heated towel rail, spotlighting, an extractor, underfloor heating and decorative tiling to the walls and floor. Obscure glazed window to the rear.

MASTER BEDROOM 12'6 x 12'4 (3.81m x 3.76m)

Comfortable double bedroom with window to front enjoying lovely outlook towards Porthallow Cove and valley. Door to the en suite.

EN SUITE 8'5 x 6'5 (2.57m x 1.96m)

Nicely appointed with corner thermostatic shower unit, low level w.c and a wash handbasin in vanity unit with mirror and lighting and cupboards and drawers under. There is a heated towel rail, a shaving socket, an extractor, spotlighting, tiling to the walls and floor and underfloor heating.

BEDROOM TWO 10'10 x 9'9 (3.30m x 2.97m)

Double bedroom with window to front aspect and coastal views.

BEDROOM THREE 12'6 x 7'9 (3.81m x 2.36m)

Double bedroom with window to rear aspect.

OUTSIDE

A driveway to the front provides off road parking and leads on to the well tended and nicely landscaped front garden. Laid largely to lawn with raised flower beds and a lovely patio area which enjoys a sunny outlook and lovely views across the village and out to sea. A side path leads around to the beautiful rear garden with pathways winding their way through lawned areas with raised flower and shrub borders and several patio areas from which to enjoy the fine outlook and sea views.

STORAGE AREA ONE 6'6 x 8'7 (1.98m x 2.62m)

With light and power.

STORAGE AREA TWO (Rear) 8'7 x 3'4 (2.62m x 1.02m)

With light and power, Saniflow system for en-suite and window to rear aspect.





AGENTS NOTE ONE

We are advised that some of the contents may be available to purchase by separate negotiation

AGENTS NOTE TWO

We are advised that the ownership and maintenance of the driveway is shared with two other properties.

SERVICES

Mains water and electricity. Private drainage.

DIRECTIONS

On leaving Helston proceed along the A3083 towards The Lizard. Just past Culdrose take the left hand turning at the roundabout and follow the B3293 heading towards Coverack/St.Keverne. Continue along this road and take the turning right at the next mini-roundabout signposted St.Keverne. Follow the road into St. Keverne and as you come to the square turn left going past The White Hart public house and immediately left again. Follow this road down into Laddenvean and proceed along the road out of St.Keverne following the signs for Porthallow. As you enter Porthallow proceed down into the village and past The Five Pilchards Pub and the beach which is on the right hand side, follow the road around to the left and proceed up the hill where, after a short distance, the property can be found on the right hand side next to a property called School Hill House.

VIEWING

To view this property, or any other property we are offering for sale, please call the number on the reverse of the details.

COUNCIL TAX BAND

Council Tax Band D

MOBILE AND BROADBAND

To check the broadband coverage for this property please visit - <https://www.openreach.com/fibre-broadband>
To check the mobile phone coverage please visit - <https://checker.ofcom.org.uk/>

ANTI MONEY LAUNDERING REGULATIONS

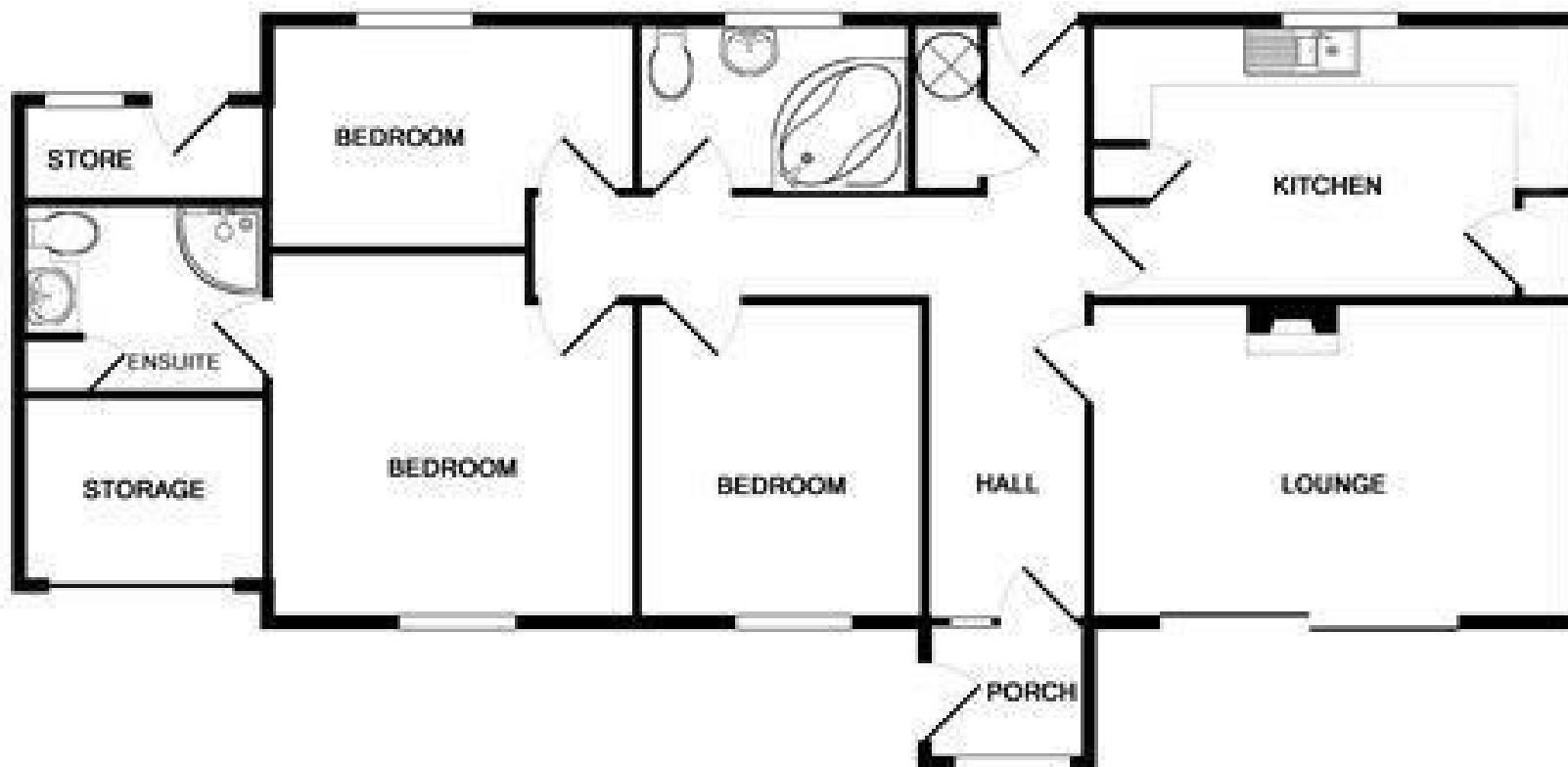
We are required by law to ask all purchasers for verified ID prior to instructing a sale.

PROOF OF FINANCE

Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

DATE DETAILS PREPARED

19th May 2025



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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