



## Upper Deck 1 Gallen Treath Porthallow, St. Keverne, TR12 6PL

£185,000 Leasehold

CHRISTOPHERS  
ESTATE AGENTS

# Upper Deck 1 Gallen Treath

## Porthallow

- TWO BEDROOM APARTMENT
- BEAUTIFULLY PRESENTED
- VIEWS TOWARDS PORTHALLOW BEACH AND THE SEA
- STYLISH CONTEMPORARY ACCOMMODATION
- OPEN PLAN LIVING SPACE
- GENEROUS SUN DECK
- LANDSCAPED COMMUNAL GARDENS AND GROUNDS
- LEASEHOLD
- COUNCIL TAX A
- EPC E-39

Tucked away in the serene coastal village of Porthallow is this beautifully presented two bedroom apartment enjoying enviable elevated views towards Porthallow beach and the sea beyond.

Offering stylish contemporary accommodation the open plan living space is bathed in natural light from a generous picture window that looks out over the private sun deck to a lush wooded valley and Falmouth Bay beyond.

A well equipped open plan modern kitchen flows seamlessly into the dining area and lounge, which has a contemporary modern electric fire suite that provides a nice focal point for the room.

The two bedrooms are nicely presented, with one having built in storage and a useful cloakroom.

These are complemented by a well appointed contemporary fitted shower room.

One of the undoubted highlights of the apartment is the generous sun deck which is neatly enclosed by glass balustrades and has a fabulous outlook across the village to the beach and sea beyond towards St Mawes and the Roseland Peninsula in the distance. A perfect place in which to relax and enjoy a favourite tippie, a gripping novel or al fresco dining.

Outside the landscaped communal gardens and grounds are well maintained with a number of areas in which one can sit out and relax. The communal facilities include a communal laundry and drying area, whilst the apartment has the benefit of an allocated parking space and its own storage cupboard.

In short a tranquil home and retreat blending comfort, coastal charm, and modern living.

The accommodation, in brief, comprises an entrance lobby, an open plan kitchen / dining area and lounge, a shower room and two bedrooms.







Once home to the pilchard industry, Porthallow is situated on the sheltered eastern side of The Lizard Peninsula and is situated within an area of outstanding natural beauty. There is a pleasant shingle beach with coastal views out across Falmouth Bay towards the Roseland Peninsula beyond. The village is situated at the half way point of the South West Coast Path from where one can enjoy a walk to Nare Point and the mouth of Gillan Creek beyond.

The village of St Keverne lies approximately two miles away and boasts an active community with a good range of clubs, societies and organisations, having a good selection of local shops which cater for everyday needs, two public houses, a health centre, church and primary school.

A short drive away are the majestic and renowned sailing waters of the Helford River. Helford is set in an area of outstanding natural beauty and lush countryside. For the sailing enthusiast the area offers excellent facilities and opportunities for exploring the many beautiful wooded creeks including Frenchman's Creek, immortalised by Daphne Du-Maurier in the novel by the same name.

**THE ACCOMMODATION COMPRISES (measurements approx)**

**STEPS DOWN TO THE ENTRANCE DOOR**

**ENTRANCE LOBBY 6'4" x 5' (1.93m x 1.52m)**

With coir matting, coat hanging rail, storage bench with shelves, window to rear aspect, storage cupboards (one with space for a Fridge Freezer). Attractive glazed door to the kitchen/dining area.

**KITCHEN/DINING AREA 8'4" x 7'9" (2.54m x 2.36m)**

A nicely fitted kitchen, having a range of base cupboards and drawers with wall units over and integrated appliances, including a slimline dishwasher, electric oven and washing machine. Modern working top surfaces incorporate a composite sink with drainer and mixer tap and an electric hob with chimney style hood over. Wood effect vinyl flooring, 'Metro' style tiling, a spotlighting arrangement, an electric consumer unit and a window to the side aspect.

**LOUNGE 16'6" x 10'7" (maximum) (5.03m x 3.23m (maximum))**

A light and welcoming room enjoying a lovely outlook across the valley with fabulous views to Porthallow Beach and Falmouth Bay beyond. There is a modern fire suite with wooden mantel and an electric feature fire, a large picture window to the rear aspect, an electric panel heater, a hatch to the roof void and doors off to both bedrooms and the shower room. Obscure glazed door to the sun deck.

**SHOWER ROOM**

With modern suite comprising a low level w.c, pedestal wash hand basin with attractive white tiling and a corner shower cubicle housing an electric shower. There is a heated towel rail, shaving point, extractor, wood effect vinyl flooring and an obscure glazed window to the front aspect.

**BEDROOM ONE 9'4" x 8'5" (2.87m x 2.59m)**

With valley outlook to woodland and the cove beyond, electric panel heater, attractive bespoke built in storage and a window to the rear.

**BEDROOM TWO 9'4" x 8'7" (2.84m x 2.62m)**

With hanging rail, adjacent fixed wardrobe with shelving, electric panel heater, window to side aspect and door to the cloakroom.

**CLOAKROOM**

With low-level w.c, wash hand basin with tiled splashback and vanity cupboard under, heated towel rail, extractor, wood effect vinyl flooring and an obscure glazed window to the front aspect.

### SUN DECK

Accessed from the lounge and having a wonderful decked balcony with a stunning outlook towards Porthallow Beach, Falmouth Bay, St Mawes and the Roseland Peninsula beyond.

### COMMUNAL GRONDS AND FACILITIES

The apartment has an allocated parking space within the residents parking area. From there steps lead down towards Gallen Treath apartments and the well tended communal gardens and grounds, with areas in which to sit out and relax. There is a communal laundry with a washing machine and dryer, whilst the apartment benefits from a useful storage cupboard situated beneath it.

### SERVICES

Mains electricity, water. Private drainage by way of a shared septic tank.

### AGENTS NOTE ONE

We are advised the property is Leasehold and has the benefit of a 999 year Lease dated 25th June 2007.

### AGENTS NOTE TWO

We are further advised that the service charge is £650 per annum and covers, amongst other things, insurance and the maintenance and upkeep of communal grounds and areas.

### AGENTS NOTE THREE

Our clients advise us that the majority of the contents are available by separate negotiation.

### COUNCIL TAX

Council Tax Band A

### DIRECTIONS

Take the B3293 road signposted for St. Keverne/Coverack. As you come to the square in St Keverne, turn left going past The White Hart public house and immediately left again. Follow this road down into Laddenvean and out of St.Keverne, following the signs for Porthallow. Descend into Porthallow, past the entrance to the beach. Take the first turning left by 'Wreckers Corner' and follow Pengarrock Hill as the road bears left. Continue up the hill past the Gallen Treath Guest House where the Gallen Treath Apartments parking spaces can be found on the left hand side.

### VIEWING

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

### 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

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

### PROOF OF FINANCE - PURCHASERS

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.

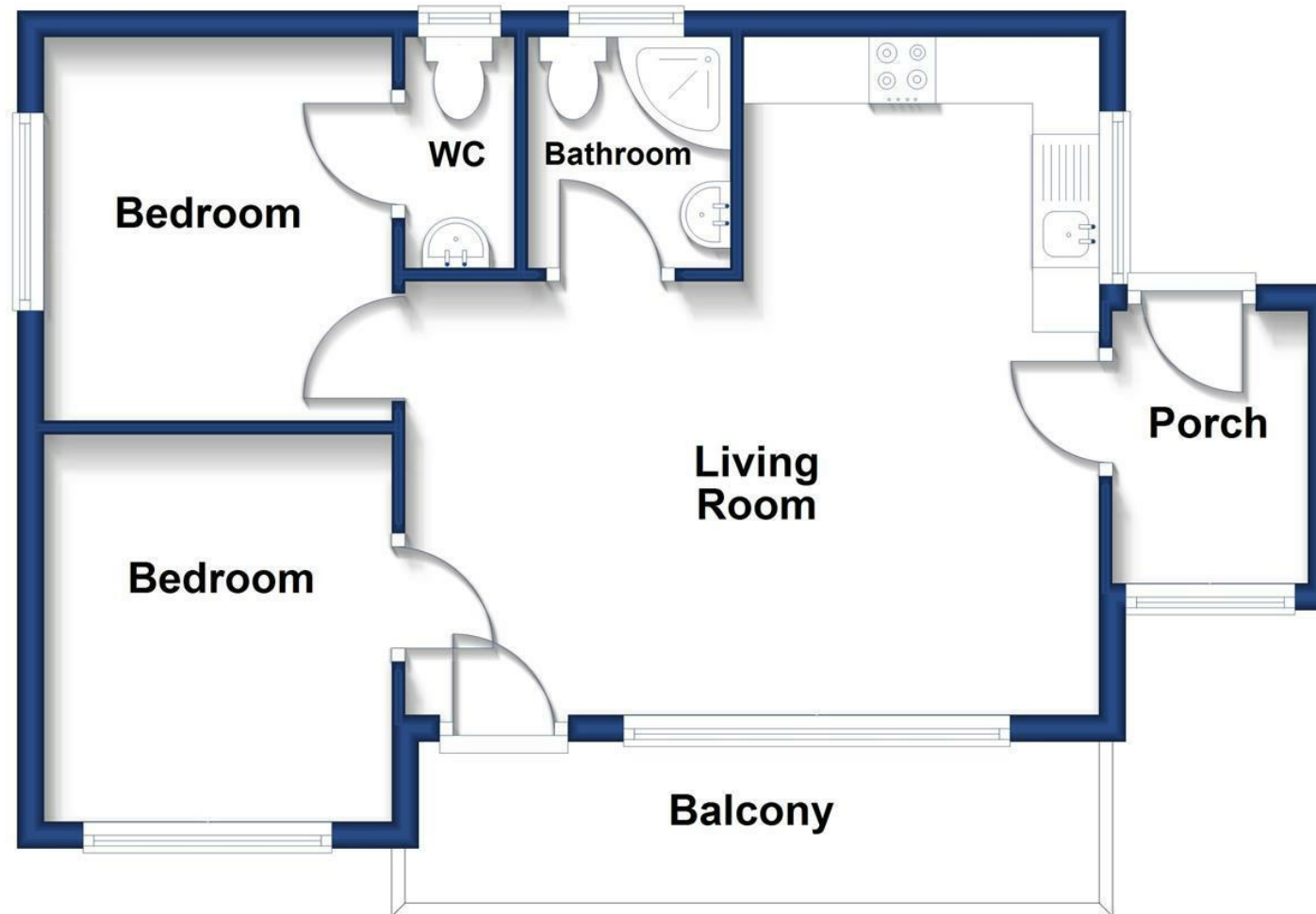
27th July 2025





## Ground Floor

Approx. 45.7 sq. metres (491.4 sq. feet)



Total area: approx. 45.7 sq. metres (491.4 sq. feet)



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

These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of a property or any other figures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lesser details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.



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