



The Incline Portreath TR16 4PB

Guide Price £1,100,000

- 5 BDR 5 BATH NEW BUILD HOUSE
- INCREDIBLE SEA VIEWS OVER PORTREATH
- OVER 8 YEARS REMAINING ON WARRANTY
- BEAUTIFULLY FINISHED THROUGHOUT
- PARKING FOR FOUR TO FIVE VEHICLES
- LIVING ROOM WITH BI-FOLD DOORS LEADING OUT TO BALCONY
- KITCHEN/DINER WITH FRENCH DOORS TO SEPARATE BALCONY
- STUNNING EDGE OF VILLAGE SECLUDED LOCATION
- NO ONWARD CHAIN



 **Millerson**
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Tenure - Freehold

Council Tax Band - E

Floor Area - 2486.48 sq ft



DESCRIPTION

An incredible 5 bedroom 5 bathroom recent new build family home with the most jaw dropping elevated views over the surfing village of Portreath. This ultra high efficiency family home boasts spacious and flexible stylish accommodation over three floors, with quality fixtures and fittings throughout. A gorgeous Living room with bi-fold doors leading out onto a generous balcony overlooking the bay is a particular highlight. With integral Garage, parking to the rear and provision for parking to the front of the property currently being added, this is a modern home which has it all.

LOCATION

Portreath is an extremely popular coastal village noted for its sandy beach, surfing, bodyboarding and active harbour. There is access to the north Cornish coast path with its stunning walks and coastal vistas along with the Mineral Tramway for walking, running and cycling. The village is active throughout the year with a primary school, convenience store, bakery, two pubs, two café-bars, beachside café and salon. Well situated for access to major transport routes, the A30 is found within 3 miles and the nearest major town of Redruth (3 miles) has a mainline rail station with direct links to London Paddington and the north of England. Newquay Airport is approximately 27 miles distant, whilst the cathedral city of Truro, is only a 12-mile drive

ENTRANCE

Composite door opens into a generous space with Engineered oak flooring, A separate door opens into first floor hallway, Engineered oak flooring with doors to all rooms. LED lighting.

STAIRS TO GROUND FLOOR

BEDROOM 1

13'8" x 10'4" (4.19 x 3.17)

A generous double bedroom with double French doors opening out into the garden with stunning Sea view. Single obscured window to the side elevation.

EN-SUITE

9'4" x 4'6" (2.845 x 1.386)

Tiled flooring and LED lighting. Obscured window. Double shower, low-level WC heated chrome towel rail Wash basin with Miri cabinet above

BEDROOM 2

16'0" x 11'1" (4.89 x 3.38)

Two double glazed windows with stunning sea views over Portreath beach.

EN-SUITE

7'5" x 4'6" (2.267 x 1.386)

Tiled flooring. Inset LED lighting. Low level WC. Heated chrome towel rail. Double shower. Single obscured double glazed window to side elevation. Sink with vanity unit under and mirrored cabinet above.

FIRST FLOOR

UTILITY ROOM

UPVC double glazed window. Low-level units with worktops over. Space for washing machine and tumble dryer. Inset butlers sink with mixer tap over.

W.C.

6'4" x 4'7" (1.954 x 1.406)

Low-level W.C. Obscured double glaze window wall hung sink unit with mixer tap over.

LIVING ROOM

15'10" m x 14'7" m (4.83 m x 4.46 m)

A quite stunning principle reception room with UPVC double glazed window to side elevation. Engineered oak flooring. Modern wood burner. Bi-fold doors open onto a wonderful balcony with spectacular sea views right across Portreath beach.

KITCHEN/DINING ROOM

23'4" m x 10'9" m (7.12 m x 3.29 m)

A superbly proportioned dual aspect room with plenty of space for Kitchen and dining areas. DINING AREA: LED inset lighting. Plenty of space for Seating, along with dining table and chairs. French doors open out on to another balcony taking in the fabulous sea views. KITCHEN AREA: Engineered oak flooring. A comprehensive range of basin and eyelevel cupboards and drawers. Extensive composite worksurfaces with fitted sink with on demand boiling water Swan neck tap, integrated appliances, including AEG double oven, induction AEG hob, AEG dishwasher.

SECOND FLOOR

A spacious Landing with Radiator. Doors opening to all Bedrooms and Bathroom. LED inset lighting

BEDROOM 3

10'4" m x 11'1" m (3.15 m x 3.38 m)

Inset LED lighting. Double glazed window to rear elevation. Stunning sea views, radiator.

Ensuite

6'0" x 7'1" (1.853 x 2.161)

Tiled flooring. Inset LED lighting. Wall hung radiator. Heated chrome towel rail. Low Level WC. Double shower. Wall hung sink with mirrored cabinet above.



BEDROOM 4`

16'0" x 10'5" m (4.89m x 3.18 m)

Part sloping ceiling. Inset LED lighting. Wall hung radiator. UPVC double glazed window to rear elevation with outstanding sea views.

BEDROOM 5

12'5" x 13'0" m (3.80 x 3.97 m)

Inset LED lighting. Wall hung radiator, UPVC double glazed window to front elevation enjoying countryside, views

EN-SUITE

10'0" x 7'5" (3.054 x 2.265)

A very generously proportioned Tiled flooring. Wall hung, radiator. Wall hung chrome heated towel rail. Double shower. Sink with mirrored cabinet above.

FAMILY SHOWER ROOM

10'3" x 4'7" (3.14 x 1.415)

Tiled flooring. Heated towel rail. Double shower. Low-level WC. Obscured UPVC double glazed window. Wall hung radiator. Wall hung sink with mirrored cabinet

INTEGRAL GARAGE

17'10" m x 9'6" m (5.45 m x 2.91 m)

A very well proportioned garage with power and light. Electric garage door. Integral door leading into the house.

OUTSIDE

To the front of the property there's a brick paved driveway providing parking for two to three vehicles. To the side of the property is a pathway leading to the rear of the property.

TO THE REAR

To the rear of the property there's a very pleasant patio area taking in the fabulous views. There's a further lawned garden, and work is currently underway to create two further parking spaces accessed directly from the lane.

SERVICES

Mains Electricity, private water and Drainage. However none have been verified.



Directions To Property



Lower Ground Floor

Ground Floor

First Floor

PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE.
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Valuation Request



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	97	
(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	

