



The Wearhouse, Porthcurno, Cornwall



Occupying the most fabulous **frontline coastal position** and overlooking one of the '10 most beautiful bays in the world'.

Distances

Land's End 4 miles, Penzance 7 miles, St. Ives 17 miles, Truro 32 miles
(All distances are approximate)

Summary of accommodation

Entrance hall | Inner lobby | Cloakroom | Utility room | Sitting room
Dining room | Study | Kitchen/breakfast room | Walk-in pantry

Main bedroom with dressing room and en suite bathroom | Second bedroom with en suite shower room

Self-contained apartment comprising | Living room with kitchen area
Two bedrooms and a shower room

Glorious gardens | Double garage/store

Total area 2360 sq ft (219 sq m)

The location

Porthcurno is a tiny village with a worldwide reputation for its extraordinary beauty. Porthcurno Beach has been listed as one of the 10 most beautiful bays in the world by beach-inspector.com and cornwall-beaches.co.uk stated, 'in terms of raw beauty, few beaches anywhere can match it; near white sand, crystal clear turquoise waters and an amphitheatre of rugged granite cliffs as a backdrop'. Situated at the southern end of the Penwith Peninsula, this outstanding beach is a 'hop, skip and a jump' from The Wearhouse!

Note: Cover shot is of nearby Porthcurno Beach and not the view from the house.





Both the garden and the house enjoy breath-taking views of the sea and the house is surrounded by National Trust land and lies within an Area of Outstanding Natural Beauty. Porthcurno is of great historical interest and steeped in World War II history. The village was an important communication hub between Great Britain, Europe and America.

The Minack Theatre, which is one of the world's most famous outdoor theatres, and has been sitting atop the Minack Headland since 1931, is within walking distance, as is Porthcurno Telegraph Museum. The major market town of Penzance, (7 miles) has a wonderful selection of shops, restaurants, pubs and amenities, including The Wharfside Shopping Centre, and a mainline rail link to London. Within the area are a number of farm shops, pubs and cafes and the walking, bird-watching and general outdoor pursuits are high on the agenda.

The property

The Wearhouse occupies the most fabulous coastal position on the front edge of this popular village. It is approached via its own private lane which is shared with one other property. The house is beautifully presented with accommodation arranged over one level and a lower ground floor utility room. The self-contained apartment, which can easily be integrated back into the main house if preferred, offers two bedrooms, a shower room and kitchen/living room and can be accessed both internally and externally.

The main part of the house is approached off the split-level entrance hall, which in turn leads to the kitchen, fitted with farmhouse style units, a Rangemaster electric cooker with six gas hobs (LPG), a dishwasher and a fridge/freezer; there is also a walk-in larder. Both the sitting room and the dining room have stunning views out over the coast and the sitting room has a multi-fuel stove set within a stone built fireplace and the dining room has double doors leading to the terrace and gardens. There is a study off the sitting room.

In addition to the two bedrooms in the apartment, a further two double en suite bedrooms are situated within the main body of the house, with the main bedroom also having the benefit of a dressing room and double doors to the gardens.



The views from all the principal rooms are stunning and in short, The Warehouse offers an extremely rare and exciting opportunity to purchase one of the few truly frontline, coastal homes in this sought after village.

Outside

A lovely mature garden which is protected from the prevailing winds, surrounds the property on three sides and gives a high degree of privacy. The owners have created a beautiful coastal garden that is colourful and well established. Plants include Monterey Pines, Willows, a Magnolia, Camellias, Rhododendrons, Amaryllis Belladonna various shrubs and many spring bulbs. There are three apples trees, and a pear tree. Within the garden are both a garden shed and a greenhouse/potting shed, and a 1,000 litre tank for harvesting rain water. There are lovely, sheltered areas from which to enjoy both the garden and the views.

There is plenty of parking at the house for five or more cars and adjoining the house and below the two bedroom apartment is a double garage with two electric roller doors and an internal staircase



Services

Mains drainage, water and electricity, Oil fired central heating, LPG for cooker

Fixtures and fittings

All items usually known as owners' fixtures and fittings, whether mentioned or not in these sale particulars are excluded from the sale but may be available by separate negotiation. Such items include all fitted carpets, curtains, light fittings, domestic electrical items, garden equipment, statuary, and machinery.

Viewing

Viewing is strictly by prior appointment with the agents Knight Frank.

Directions (TR19 6JX)

Proceed out of Penzance on the A30 towards Land's End and the Airport. After approximately 3 miles turn left at Catchall, signposted to Porthcurno, follow the road through the village of St Bryuan and continuing to Porthcurno Beach. Follow the signs to The Minack Theatre. Pass the car park on the left then take the private road immediately opposite the cafe and the Wearhouse is on your right.

What3words: mean.fists.windmill

Property information

Tenure: Freehold

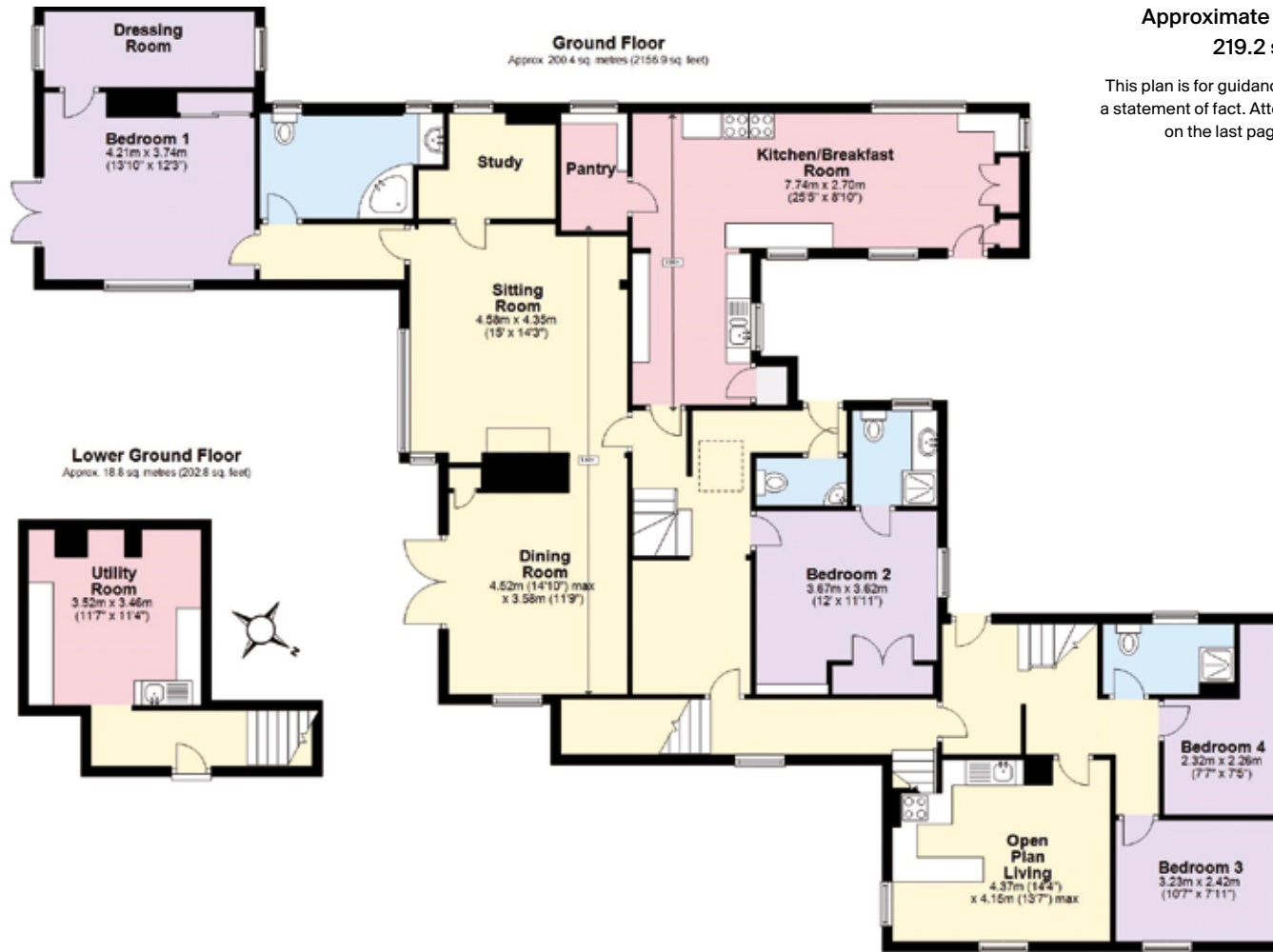
Local Authority: Cornwall Council - www.cornwall.gov.uk/03001234100

Council Tax: Band F

EPC Rating: E

Guide Price: £1,500,000

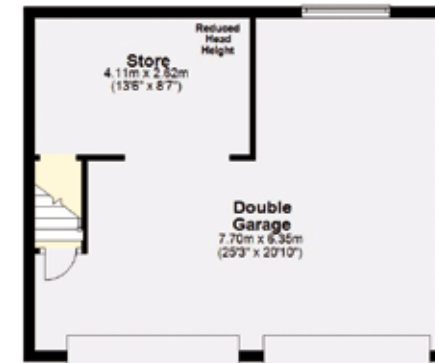




Approximate Gross Internal Floor Area
219.2 sq m (2359.7 sq ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Knight Frank Exeter
 19 Southernhay East
 Exeter
 EX1 1QD
knightfrank.co.uk

I would be delighted to tell you more

Sarah-Jane Bingham-Chick
 01392 423111
sj.chick@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated June 2023. Photographs and videos dated June 2023.

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