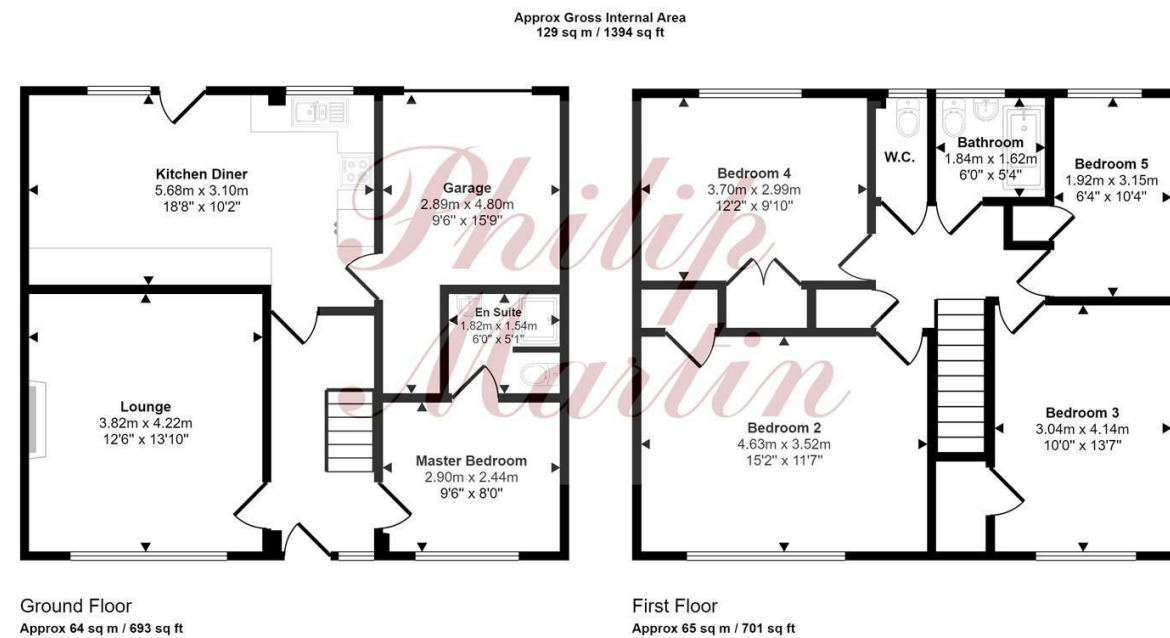


## BEACH ROAD, PORTHTOWAN



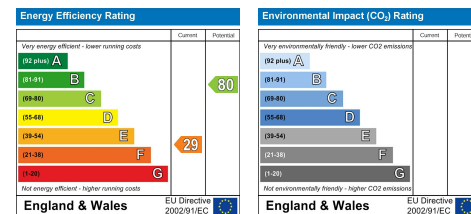
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



### KEY FEATURES

- MID TERRACE
- FIVE BEDROOMS
- EN-SUITE AND BATHROOM
- SITTING ROOM
- KITCHEN/DINING ROOM
- GARAGE & PARKING
- COASTAL LOCATION
- WALKING DISTANCE TO BEACH
- GARDEN
- NO CHAIN

### ENERGY PERFORMANCE RATING



The Particulars are issued on the understanding that all negotiations are conducted through Philip Martin who for themselves or the Vendor whose agents they are, give notice that:

(a) Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed, and they do not constitute any part of an offer or contract. Any intended purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

(b) They do not accept liability for any inaccuracy in these particulars nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

Sales - Referral fee disclosure - We may recommend conveyancing services to you through Muve. These services are optional, however, should you use their services, Philip Martin will receive a payment which is typically £200 plus vat.



### CONTACT US

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### 8 BEACH ROAD, PORTHTOWAN, TRURO, TR4 8AA SPACIOUS FIVE BEDROOM PROPERTY IN WALKING DISTANCE OF SEA

A spacious mid terrace family home situated In Porthtowan, within a short walk of the North Coast beach. Offering sizeable rooms throughout with versatile living; the accommodation includes; five bedrooms (one en-suite), kitchen/dining room, sitting room and bathroom. There is off road parking, a garden laid to lawn and an integral garage. Sold with no chain, viewing is recommended.

EPC - F. Freehold. Council Tax - C.

GUIDE PRICE £335,000



## THE PROPERTY

8 Beach Road is a five bedroom mid terrace property situated in the North Coast village of Porthtowan; within a stone's throw of the beach. Much larger than first apparent, the accommodation includes; entrance hall, sitting room, kitchen/dining room and a bedroom with en-suite shower room to the ground floor with four bedrooms, bathroom and a separate w.c., to the first floor. There is a front garden laid to lawn whilst the rear has been laid to patio to enjoy the sunny aspect throughout the day and can also provide off road parking. Sold with no onward chain, viewing is highly recommended.

## LOCATION

Set in a narrow winding valley flanked by impressive granite cliffs is the seaside village of Porthtowan which has a great beach and a wealth of heritage. Its name comes from the Cornish words "porth" and "tewynn" to mean landing place at the sand dunes. Porthtowan is a relatively un-commercialized village renowned for its superb surfing and beautiful Blue Flag beach. Designated Area of Outstanding Natural Beauty (AONB), along the coast are Gullyn Rock, Diamond Rock and sandstone and slate cliffs. Porthtowan itself has a small selection of shops for day to day needs and there is also the well known Blue Bar on the edge of the beach.

A little over a century ago the scene was very different. Mining flourished with the most notable mine, the Wheal Towan copper mine, generating incredible wealth and owned by Ralph Allen Daniell of Trelissick. Located just to the north of Porthtowan at Chapel Porth is the Towan Roath engine house, the archetypal Cornish mine dramatically positioned on the cliffs overlooking the beach.



In greater detail the accommodation comprises (all measurements are approximate):

## GROUND FLOOR

### ENTRANCE HALL

### SITTING ROOM

13'10" x 12'6" (4.22m x 3.82m )  
Window to front aspect.

### KITCHEN/DINING ROOM

18'7" x 10'2" (5.68m x 3.10m)  
Comprising a range of base and eye level units with worktops over and tiled splashbacks. Inset sink and drainer as well as space for fridge/freezer and cooker with extractor fan over. Two windows and door to rear. Door into garage and hallway.

### BEDROOM

9'6" x 8'0" (2.90m x 2.44m)  
Window to front. Door into;

### EN-SUITE

5'11" x 5'0" (1.82m x 1.54m)  
Comprising shower cubicle, pedestal hand wash basin and low level w.c.

## FIRST FLOOR

### LANDING

### BEDROOM TWO

15'2" x 11'6" (4.63m x 3.52m)  
Window to front. Fitted cupboards.



### BEDROOM THREE

13'6" x 9'11" (4.14m x 3.04m)  
Window to front.

### BEDROOM FOUR

12'1" x 9'9" (3.70m x 2.99m)  
Window to rear.

### BEDROOM FIVE

10'4" x 6'3" (3.15m x 1.92m)  
Window to rear. Fitted cupboard.

### BATHROOM

6'0" x 5'3" (1.84m x 1.62m)  
Obscured window to rear and comprising bath with shower over, pedestal hand wash basin and low level w.c.

### W.C.

Obscured window to rear. Low level w.c.

## GARAGE

15'8" x 9'5" (4.80m x 2.89m)  
Integral garage with metal up and over door. Power connected. Smaller than originally constructed due to downstairs en-suite.

## OUTSIDE

There is a garden to the front of the property laid to lawn whilst the rear garden has been laid to patio that could provide off road parking or alternatively an outdoor seating area enjoying the sunny aspect throughout the day.

## SERVICES

Mains water, electric and drainage.

## N.B

The electrical circuit, appliances and heating system have not been tested by the agents.

## TENURE

Freehold.

## COUNCIL TAX

C.

## DIRECTIONS

Proceeding into Porthtowan from either Truro or Redruth turn into Beach Road heading towards the beach and take the first right hand turning. Bear right and No.8 can be found after a short distance on the right.

## VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

## DATA PROTECTION

We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our offices in Truro or St Mawes.