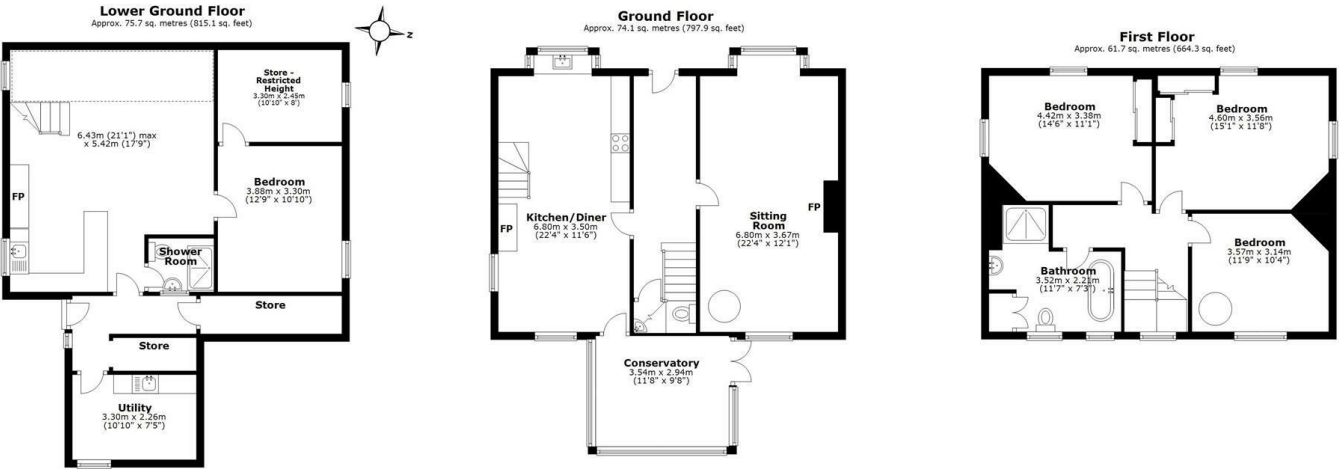


NEW ROAD, PORTSCATHO



Total area: approx. 211.6 sq. metres (2277.3 sq. feet)
While every attempt has been made to ensure the accuracy of the floorplan 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 illustration purposes only and should be used as such.
Please produce using RICS.

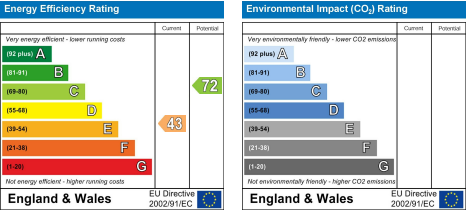
Cranmere, 13 Clifton Terrace, Portscatho



KEY FEATURES

- Panoramic sea views
- Central village location
- Off road parking
- Four bedrooms
- Sun terraces
- Versatile accommodation
- Detached property
- Original features

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.



CRANMERE, NEW ROAD, PORTSCATHO, CORNWALL, TR2 5HR
LARGE DETACHED PROPERTY AFFORDING STUNNING COASTAL VIEWS.

A grand property in the highly sought after village of Portscatho. With views out to the Dodman, Carne and Gerrans bay.

Planning to entirely transform the visual appearance and internal layout of this large family home.
EPC- E. Council tax- E. Freehold

GUIDE PRICE £895,000

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GENERAL REMARKS AND LOCATION

Philip Martin are delighted to bring to the market this substantial detached family home, occupying a stunning position in the incredibly sought after waterside village of Portscatho.

Being offered for sale with no onward chain, the property affords beautiful views across the water to Dodman point and Gerrans Bay. Sat in an elevated position with beautiful terraces.

The property itself retains many of its 1930's character features and plenty of windows allowing a large degree of light to the building. The house has been extended over the years providing generous accommodation, but now requires modernising and restoring to its impressive former standards. The three storey accommodation currently provides; entrance hall, living room, dining room, kitchen, conservatory, and W.C. to the ground floor. Three double bedrooms and family bathroom to the first floor.

The lower ground floor offers a versatile space which could become self-contained due to a separate external entrance. With gallery area, kitchenette, living space, cinema room/fourth bedroom, large storage cupboards and laundry room. An internal inspection is strongly recommended. Cranmere is the perfect example of a sizeable detached home with arguably the most remarkable coastal views in the village of Portscatho.

The current owners have sought planning to entirely transform this stunning coastal property. With a design to enhance the external appearance, there are also several internal changes to create a contemporary, family home.

PLANNING PERMISSION

Details of the full planning permission can be found on the Cornwall Planning Portal website with- PA23/04727

Proposed lower ground floor: lounge, bedroom, bathroom, W.C., boot room and shower room. Additional storage created.

Proposed ground floor: entrance hall, living area, kitchen and dining room with new windows and French doors.

Proposed first floor: master bedroom with ensuite, third and fourth bedroom and family bathroom.

PORTSCATHO

The villages of Portscatho and neighbouring Gerrans between them offer a range of shops, two public houses, social club, galleries, post office, primary school, butcher and doctors surgery. The village is situated approximately five miles from St. Mawes which has a regular foot passenger ferry service to Falmouth.

The city of Truro is approximately sixteen miles by road but there is also a short cut route via the King Harry Ferry. Sailing facilities are available at nearby Percuil, there are a variety of beaches in the area whilst coastal and inland walks abound and most of which are owned and protected by the National Trust.

GROUND FLOOR

In greater detail the accommodation comprises:

ENTRANCE HALL AND W.C.

The impressive entrance hall leads to all areas of the house and includes a useful W.C. with basin and storage space under the stairs at the end. Ample light floods the hall due to a large window half way up the staircase. Original features include Dado railings and oak strip flooring. There is picture railing and a radiator. Electric boxes are found by the front door.

KITCHEN AND DINING ROOM

Bespoke wooden kitchen fitted with integrated appliances. A large triple aspect room with stunning views out to Gerrans Bay. Original pine flooring. Floor and eye level units with a granite counter top and brushed brass hardware. Halogen electric hob, extractor fan, two integrated Neff ovens, microwave and Miele dishwasher. American style fridge freezer. Inset butler sink with chrome tap over. Tiled splashback. Freestanding unit space to create more counter top area and further storage. Handmade pine staircase leading to lower ground floor. Spotlighting throughout the room. Wall mounted lights to the dining area. Nester Martin LPG burner set on a granite hearth to match the kitchen. Two oil fired radiators.

CONSERVATORY

Panoramic views out to sea, this breath taking room leads on to the terrace and is the perfect place to enjoy the forever changing scenery and Cornish coast. Free standing LPG burner with a balance powered flue, UPVc windows and roofing. Low level walls built to third height with terracotta tile trim, windows sat above. Tiled flooring. French double doors to the outside space. Stable door into the dining room and kitchen.

LIVING ROOM

A large, commanding, dual aspect living room. Secondary glazing to the windows. Wood burning stove on a marble hearth with a period style timber surround. Wall and spot dimmer lighting, three radiators and lift to the first floor master bedroom.

FIRST FLOOR

BEDROOM ONE

Overlooking the bay towards Gull Rock, a stunning room with access to the lift. Retro pink and red fire place and radiator.



BEDROOM TWO

Both bedroom two and three are of similar proportions. Dual aspect, spotlighting and radiator below window. High ceilings and ample room for storage.

BEDROOM THREE

Another dual aspect room with fitted wardrobe space. Retro pink and red fireplace. Large central ceiling light. Radiator under window.

FAMILY BATHROOM

Fully tiled suite with double shower (electric Mira sport), roll top free standing pink bath, pedestal basin, airing cupboard with shelving and storing hot water tank. W.C., basin unit. Heated towel rail and radiator. Two windows facing the water. Extractor fan and central ceiling light.

LOWER GROUND FLOOR

The lower ground floor has a completely separate entrance to the main house but can also be accessed internally. This is a large space which could be utilised as a separate annexe/letting unit or create further accommodation to the main house. The stairs in the kitchen lead down to the galleried area and then to the living space.

LIVING AND KITCHEN AREA

The sitting area has ample space for a variety of uses. With an oil filed burner. Kitchenette with water supplied and stainless steel sink unit. Worktop space with a double glazed window to the side allowing ample light. The room has half height Dado railings and a balustrade to the gallery area.

CINEMA ROOM/BEDROOM FOUR

The fourth bedroom is currently being used as a cinema room. It would make the perfect area for a visiting guest, or if you were to let the lower floor separately. With double glazed window to the side, lighting and access to a large "cupboard boiler room" to the rear.

SHOWER ROOM

Double shower with electric Mira sport over. Tiled to ceiling height, toilet with high level cistern and wash basin behind the door. Stable doors leading:-

LAUNDRY ROOM

A cupboard room holding the oil tank. Fully tiled laundry room with plumbing for washing machine and tumble dryer. Shelving units to the side, butler sink and worktop, window to the rear.

TERRACES AND OUTSIDE SPACE

All of the terraces benefit one of the most phenomenal views in South Cornwall. From here, you can see as far as Dodman point and the whole of Gerrans and Carne bay between. Perfect for dining outside in the summer, BBQ's and sitting with your book. Within wrought iron gates

there are two accesses to the property. Stone retaining walls with bedding area. The additional bonus of the property being the off road parking. Outside taps and plug sockets can be found in various locations.

SERVICES

Mains electric, drainage and water. Propane bottled gas to service two of the fires. Oil fired central heating. Council Tax Band - E

N.B

The electrical circuit and any appliances within the dwelling have not been tested by the agents.

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.

DIRECTIONS

Proceed into Portscatho and on entering the village the access to the parking at Cranmere can be found on your left hand side. The property is then accessed through a gate on the pavement.

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.

TENURE

Freehold.

COUNCIL TAX

E.

