

The Volnay Upper and Lower Deck Porthoustock, Cornwall TR12 6QW







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An exciting and unique opportunity awaits just moments from the beach. This property currently comprises the Lower Deck and Upper Deck, each offering unique accommodations. The Lower Deck presents a generous open-plan one-bedroom space with a lovely light dining area overlooking the courtyard garden and the village centre, while the Upper Deck boasts spacious two-bedroom living spread across two floors. The sitting area on the Upper Deck features a captivating bay window that looks straight down to the beach and sea.

With both elements having been successful holiday let by the current owner, this property is perfect for those seeking a seaside residence with an additional income stream. Alternatively, it can be seamlessly reconfigured into one expansive property. Both components have their own outdoor spaces, with the Lower Deck featuring a charming courtyard garden, complemented by a sizable and secluded lawned garden adjacent to the property. Ample parking is available at the nearby Beach, ensuring convenience for residents and guests alike. Embrace the coastal lifestyle with this versatile and inviting property.



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GUIDE PRICE - £425,000

LOCATION

Nestled on the sheltered Eastern side of the magnificent Lizard Peninsula, not far from the tranquil creeks of the Helford River, lies the historic fishing cove of Porthoustock – known locally as 'Pro'stock'. Popular with divers due to the number of shipwrecks in the area around the infamous Manacles there are a small collection of fishing boats still working the plentiful waters here. The beach is also perfect for wild swimming, kyacking and paddle boarding. This tranquil corner of the south Cornwall coast offers a wonderful local community within easy reach of the region's most beautiful beaches. A good range of day to day facilities are on offer in nearby St Keverne with more comprehensive facilities including a choice of national super markets on offer in Helston. From the doorstep of this unique and versatile property you will be perfectly placed to access countless coastal and countryside walks with breathtaking views. The village itself offers a lovely community feel with village life centering around the lifeboat house village hall which is used for community events as well as weekly classes such as pilates.

ACCOMMODATION

THE LOWER DECK

Enter and discover a bright and inviting dining space with a picturesque view of the village center. This area seamlessly connects to a contemporary, well-equipped kitchen in an open-plan layout. Transitioning from here, you'll find yourself in a spacious living and sleeping area, cleverly designed with the living space positioned at the front and the sleeping quarters at the rear. The accommodation is complemented by a modern wet room featuring a convenient walk-in shower.

THE UPPER DECK

Step into The Upper Deck and find yourself in a welcoming entrance hall with an adjacent convenient utility/storage room. The contemporary wet room, complete with a walk-in shower and underfloor heating, adds a touch of modern luxury. The expansive open-plan living space features triple aspects, with a well-equipped modern kitchen seamlessly transitioning into a dining area and a cosy but spacious sitting space with a charming wood burner. One of the highlights is the bay window at the front of the property, offering an idyllic nook to unwind with a good book while enjoying a panoramic view of the beach and sea. As you ascend to the first floor, you'll find two bedrooms, currently configured as a comfortable double room and a spacious triple family room.

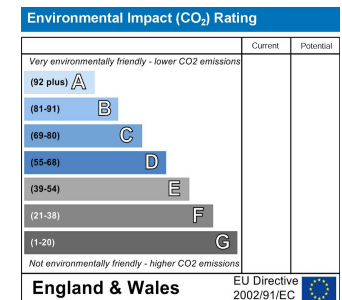
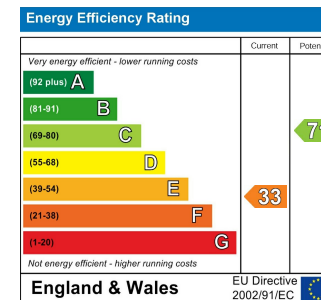
OUTSIDE

To the immediate front of The Lower Deck is a courtyard garden with plenty of space for alfresco dining looking out onto the village centre and towards the beach itself. A real asset to the property is the large lawned garden which is positioned adjacent to the property and enjoys a good degree of seclusion. This garden area offers a huge amount of scope and potential and gives both properties their own outside space.

SERVICES

Mains electricity and water, private drainage. Electric heating. Council Tax Band not applicable as the property is currently registered for business rates.





AGENTS NOTE

The property is sold fully furnished and equipped for holiday letting with the only exclusion being the table and chair set in The Lower Deck dining area which has sentimental value to the owners.

AGENTS NOTE TWO

The owner believes that the adjacent property Manacle Voices has a historic pedestrian right of way across the courtyard of The Lower Deck which has not been exercised during his ownership.

PROOF OF FINANCE

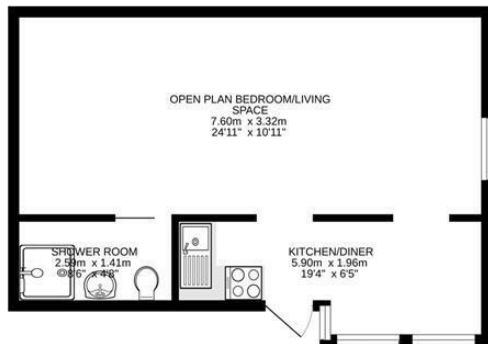
Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale

ANTI MONEY LAUNDERING REGULATIONS - PURCHASERS

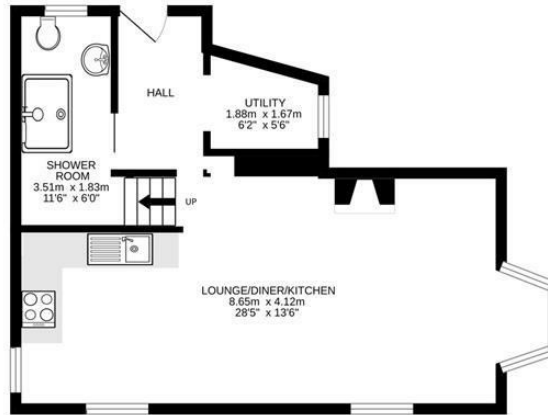
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.



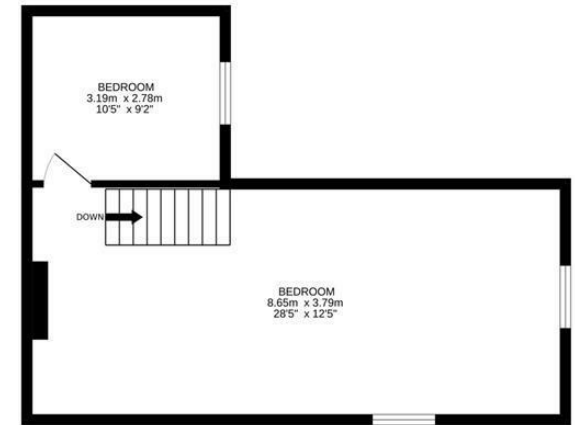
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst 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 illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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