



3 Springfield

H Tiddy

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Located in the heart of the picturesque village of Portscatho, this charming three-bedroom semi-detached home offers breathtaking sea views and a spacious, light-filled interior. With a generous wrap-around garden, a stunning sunroom, and easy access to the harbour and coastal walks, this property is perfect for those seeking a tranquil seaside lifestyle in one of Cornwall's most sought-after locations.



Accommodation Summary

Gross Internal Floor Area: 1122.26 sq ft (104.26 sq m).

Ground Floor

Entrance Hall, Living Room, Dining Room, Kitchen with Pantry, Utility Room, Downstairs WC, Large Sunroom.

First Floor

Landing, Bedroom One with Dual Aspect, Bedrooms Two and Three, Family Bathroom.

Outside

Large Wrap-Around Garden, with Rear Patios.



Description

Available on the open market for the first time since construction in the 1950's, this delightful semi-detached house offers a unique opportunity to embrace coastal living at its finest. Boasting stunning sea views from both aspects, the property seamlessly blends traditional charm with modern comforts.

The ground floor comprises a welcoming living room filled with natural light, creating a warm and inviting space to relax. Adjacent to this is the dining room, which provides an ideal setting for family meals and entertaining. The well-appointed kitchen benefits from a separate pantry, offering generous storage solutions, while a utility room provides additional practicality. A downstairs WC adds further convenience. One of the standout features of the property is the expansive sunroom, bathed in natural light and offering direct access to the rear garden. From here, breathtaking views stretch over Portscatho harbour and further out across Gerrans Bay towards the Pencabe.

On the first floor, the spacious dual-aspect main bedroom benefits from an airing cupboard and enjoys beautiful sea views. The second bedroom is a comfortable double with a built-in wardrobe, while the third bedroom is a small double and features a large mirrored built-in wardrobe.





Outside

The property is accessed via a private lane and approached through a generous wrap-around garden. The front garden is primarily laid to lawn and enjoys serene views towards Porthcurnick Beach. The rear garden features a patio directly off the sunroom, perfect for morning coffee, as well as a lower patio designed to capture the evening sun, making it ideal for alfresco dining and entertaining.



Summary

This property presents a rare opportunity to acquire a home in one of Cornwall's most sought-after coastal villages. To fully appreciate the charm and potential of this residence, we highly recommend arranging a viewing.





Location Summary

(Distances and times are approximate)

Beach and village centre: 370 yard walk. St Mawes: 4 miles (20 minutes pedestrian ferry to Falmouth). King Harry Car Ferry: 5 miles. Truro: 9 miles by car ferry or 15 miles. St Austell: 15 miles (London Paddington circa 4.5 hours by rail). Falmouth: 15 miles by car ferry. Cornwall Airport Newquay: 24 miles, daily flights to London (70 minutes).

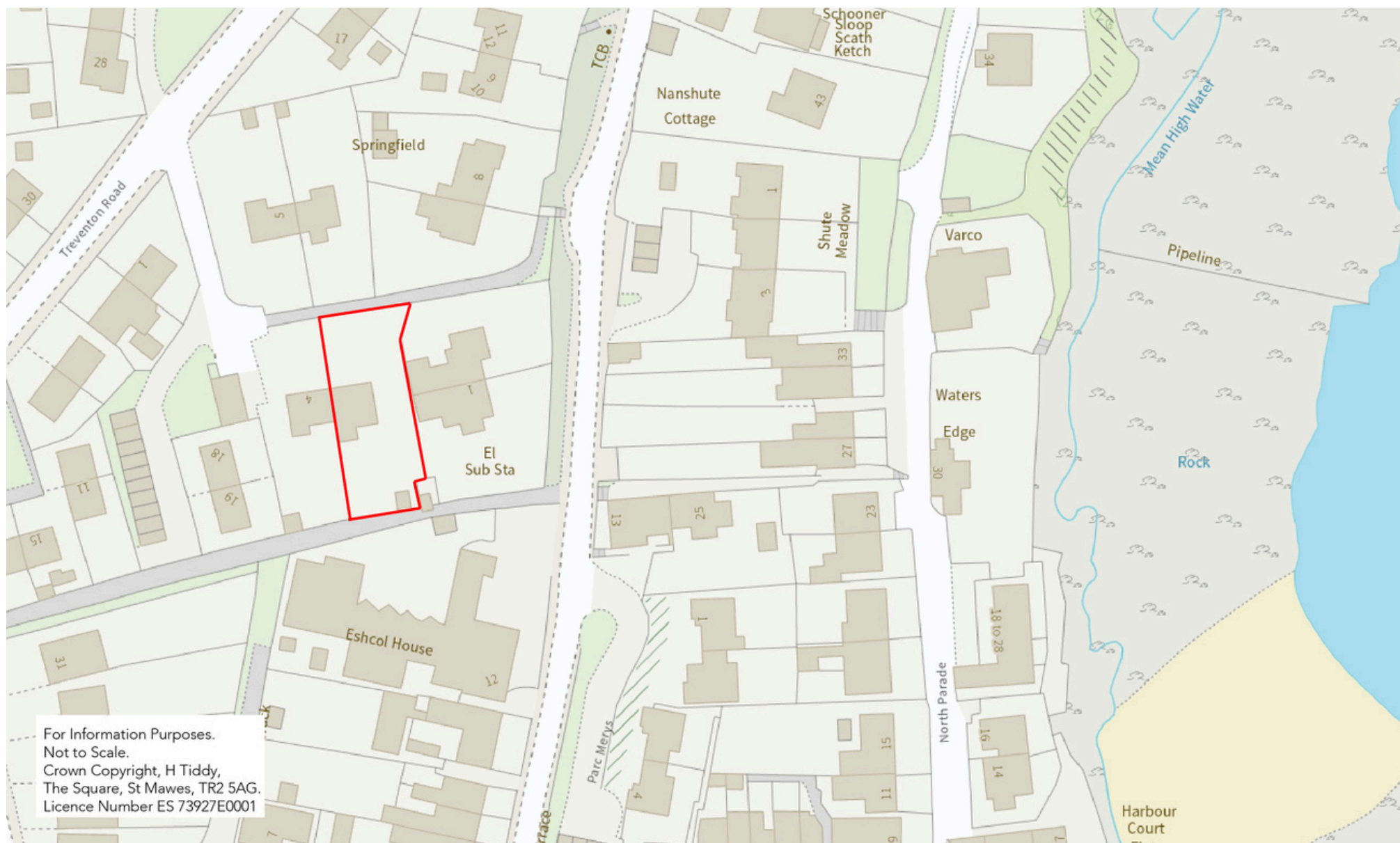
Portscatho

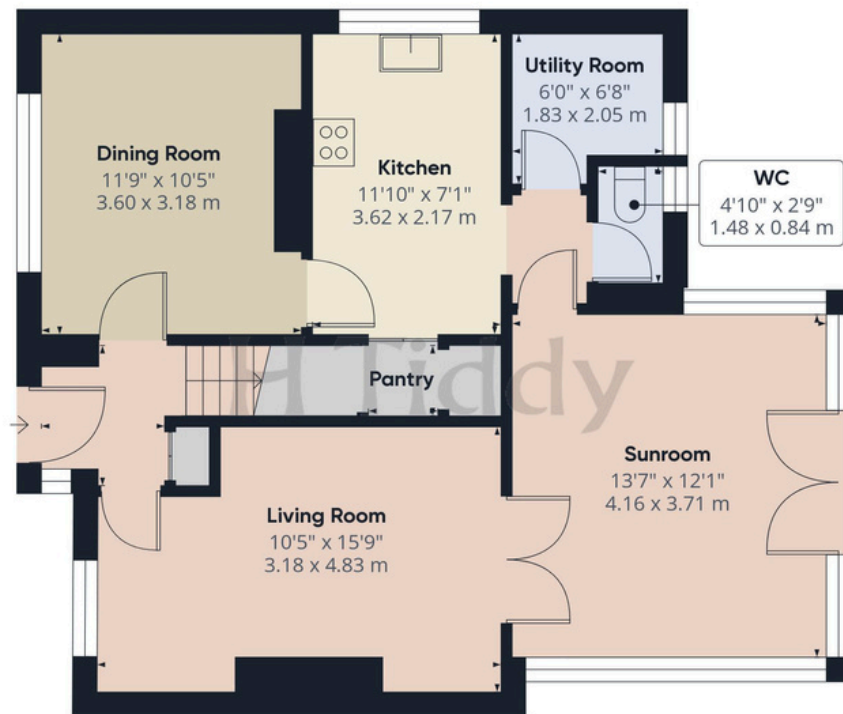
Portscatho is an attractive, unspoilt coastal village in the outstanding natural beauty of the Roseland Peninsula. It has a small harbour, safe beaches, lovely country and cliff walks, and sailing and other facilities within easy reach. There are sufficient shops for day to day and other needs, a Post Office, 2 pubs and a restaurant. In addition, there is a Church, Doctors' surgery and Squash club. The local primary school is less than half a mile distant.

Cornwall

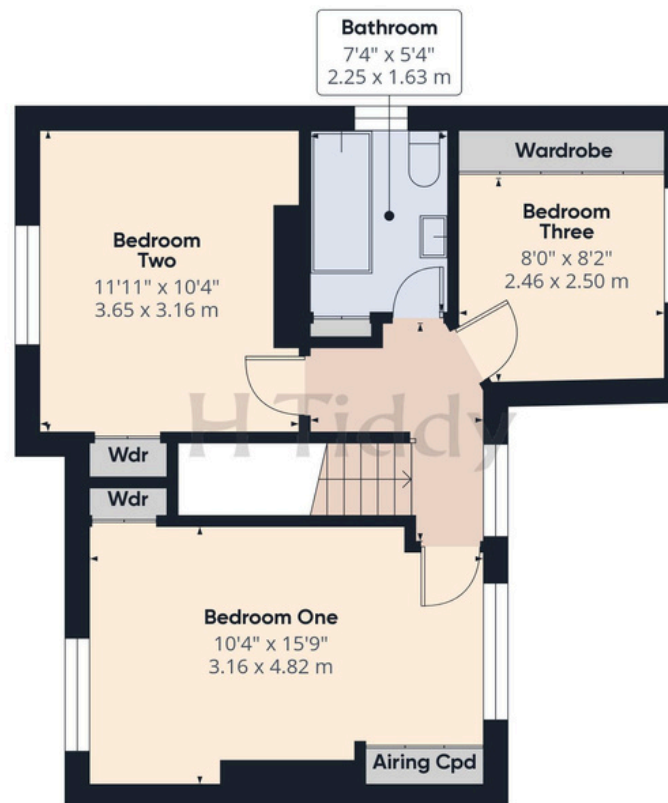
The Duchy of Cornwall offers a range of attractions such as the Eden Project, the National Maritime Museum, the Lost Gardens of Heligan, and the Tate Gallery. The Cathedral City of Truro is the main financial and commercial centre of Cornwall. It has a fine range of shops, private schools, college and main hospital (RCH Treliske). Cornwall Airport in Newquay has regular daily flights to London as well as connections to other UK regional airports and a number of European destinations.







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1122.26 ft²

104.26 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE 360

General Information

Services: Mains water, electricity and drainage. Oil fired central heating.

Energy Performance Certificate Rating: TBC

Council Tax Band: C

Ofcom Mobile Area Coverage Rating: Likely for EE, Three, O2 and Vodafone.

FTTC Superfast Broadband available: Openreach predicted max download speeds: Superfast 76 Mbps; Standard 21 Mbps.

GOV.UK Long Term Flood Risks: River/Sea: Very Low. Surface Water: Very Low.

Tenure: Freehold.

Land Registry Title Number: Currently unregistered.

Viewing: Strictly by appointment with H Tiddy.

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Important Notice

Every effort has been made with these details but accuracy is not guaranteed and they are not to form part of a contract. Representation or warranty is not given in relation to this property. An Energy Performance Certificate is available upon request. The electrical circuit, appliances and heating system have not been tested by the agents. All negotiations must be with H Tiddy. Before proceeding to purchase, buyers should consider an independent check of all aspects of the property. Further information on mobile coverage and broadband availability is found on ofcom and openreach 'checker' websites. Visit the Gov.uk website to 'check long term flood risks'.

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