



St Petroc

H Tiddy

St Petroc

A landmark property in the heart of Portloe, St Petroc blends historic charm with modern luxury. Offering stunning harbour views, elegant living spaces, an acre of landscaped gardens, and private parking, this beautifully restored home is a rare coastal gem.



Accommodation Summary

Internal Floor Area: 2,631.68sq. ft. (244.49 sq. m.)

Ground Floor

Entrance Portico, Entrance Hall, Boot Room, Temperature Controlled Wine Store, W.C., Primary Bedroom with En-Suite Bathroom, Bedroom Two with En-Suite Bathroom, Bedroom Three with En-Suite Shower Room.

First Floor

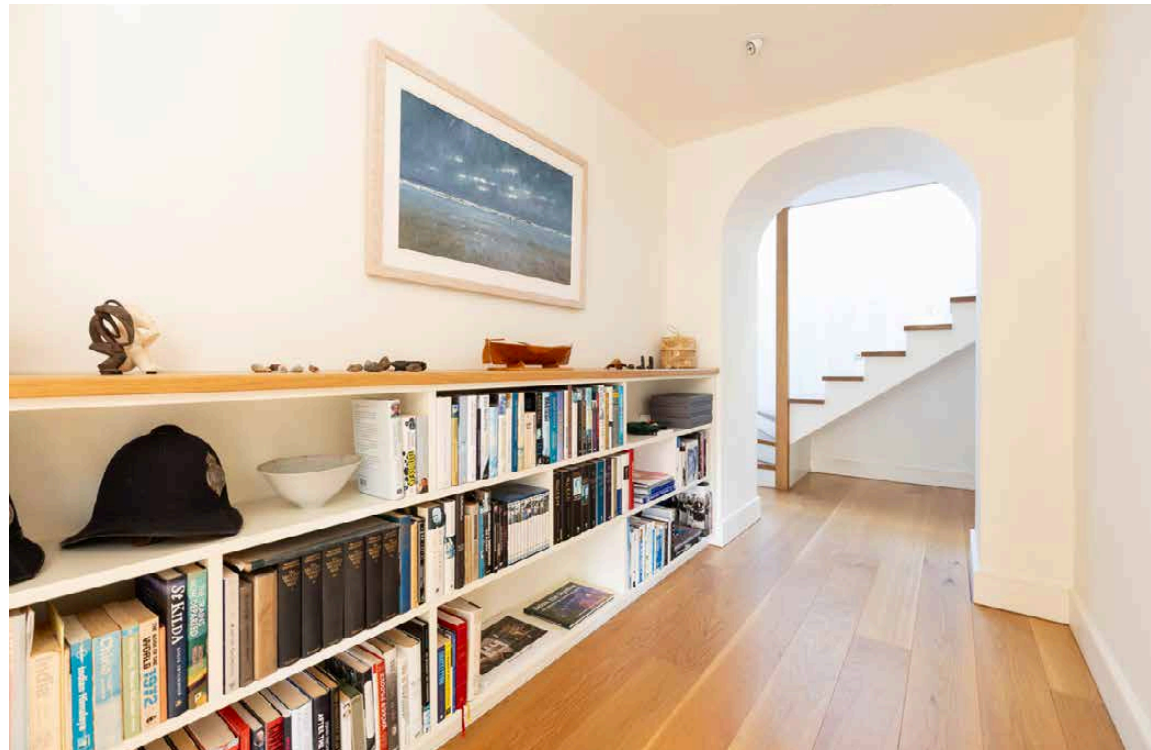
Semi-Open Plan Living Space with Kitchen, Pantry, Dining Area and Lounge.

Mezzanine Floor

Office.

Outside

Double Garage with Driveway Parking, Sun Terrace off Living Room, Private Terrace off Bedroom One with Sunken Hot Tub, circa 1 Acre Terraced Gardens.



Description

Commanding an elevated position in the heart of Portloe, St Petroc is arguably the most iconic building in this picturesque fishing village. Thoughtfully restored by its current owners, the property has undergone a meticulous renovation, seamlessly transforming it from two separate flats back into an exceptional coastal home.

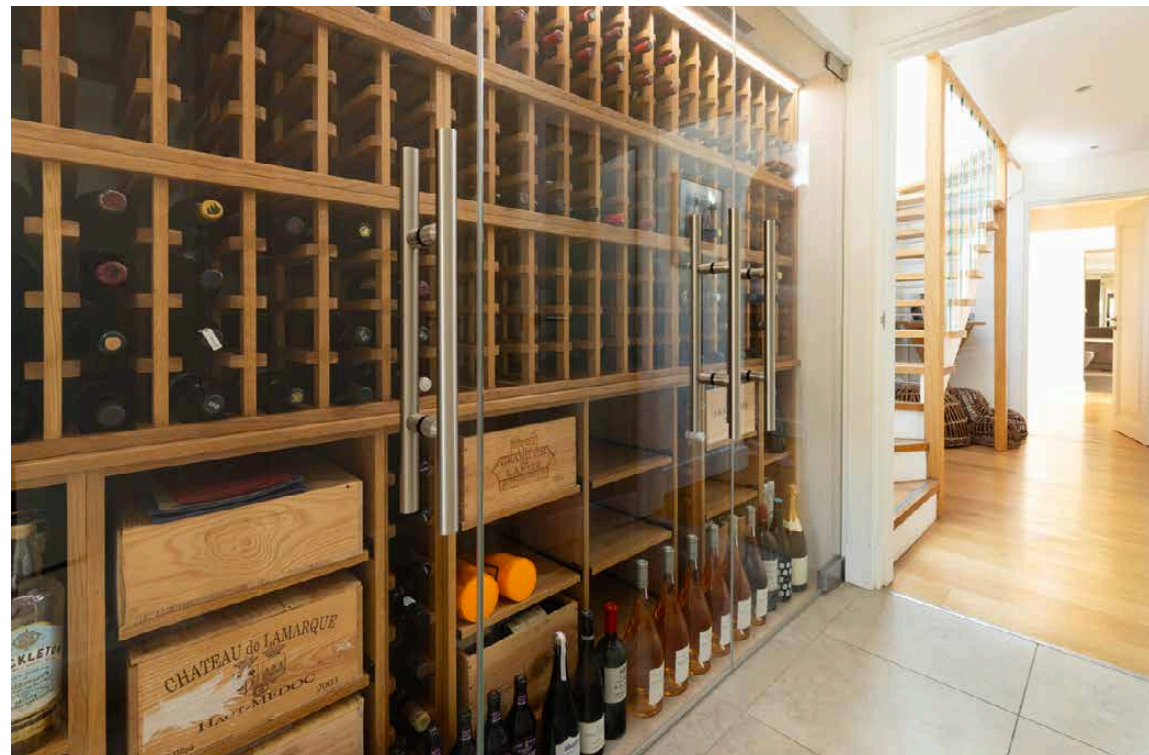
Approached via a charming portico with granite steps, the entrance opens into a beautifully designed interior that balances contemporary elegance with traditional character.

On the ground floor, there are two spacious double bedrooms, both benefitting from en-suite bath/shower rooms and bespoke built-in storage. Also on this level is the impressive primary bedroom, featuring floor-to-ceiling bifold doors that open onto a private lower terrace. Here, a built-in hot tub offers the perfect spot to soak in the uninterrupted views across Portloe Harbour. The primary bedroom is further enhanced by an en-suite bathroom with a generous walk-in shower and ample built-in wardrobes.

Further ground-floor amenities include a temperature-controlled wine store, a downstairs WC, and a well-appointed boot room with direct external access.

Ascending to the first floor, the property opens up into a stunning semi-open plan living space, incorporating a spacious lounge, dining area, and contemporary kitchen. The kitchen is complemented by a walk-in pantry, adding both practicality and charm. A striking feature staircase leads up to a mezzanine level, currently used as a home office but offering potential for conversion into a fourth bedroom (subject to the necessary permissions).

The living area flows effortlessly onto an expansive sun terrace, providing breathtaking panoramic views over Portloe Harbour and extending towards National Trust land on the Flagstaff. This outdoor space is perfectly positioned for al fresco dining, relaxation, and embracing the tranquillity of the Cornish coastline.

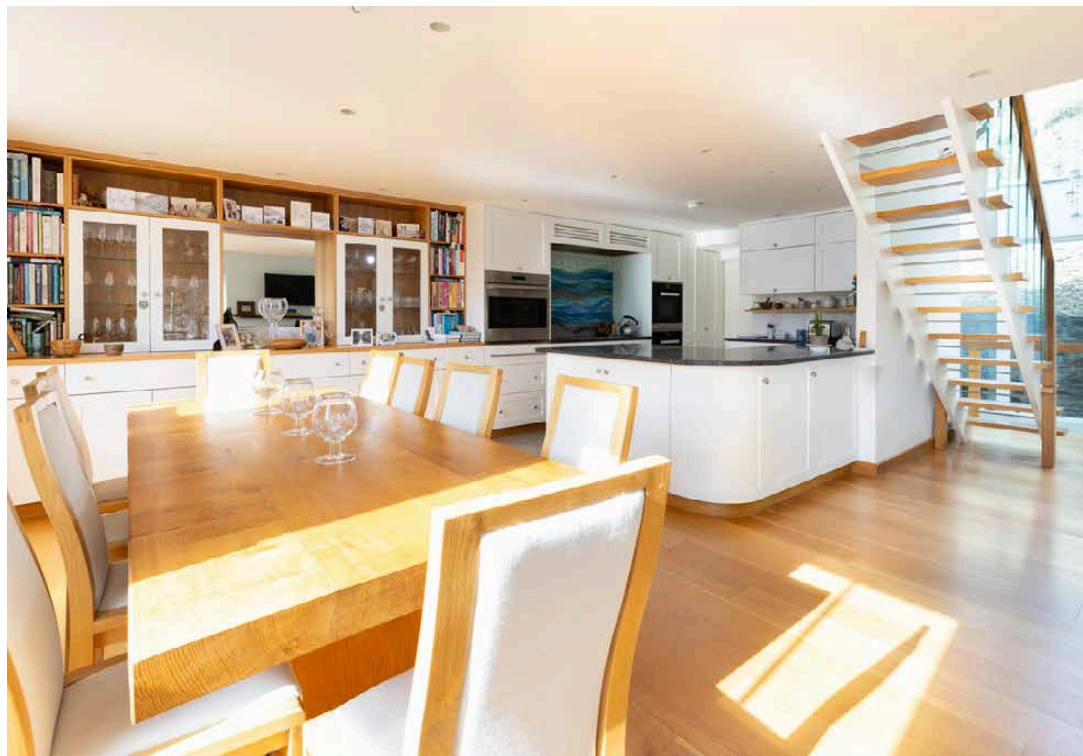


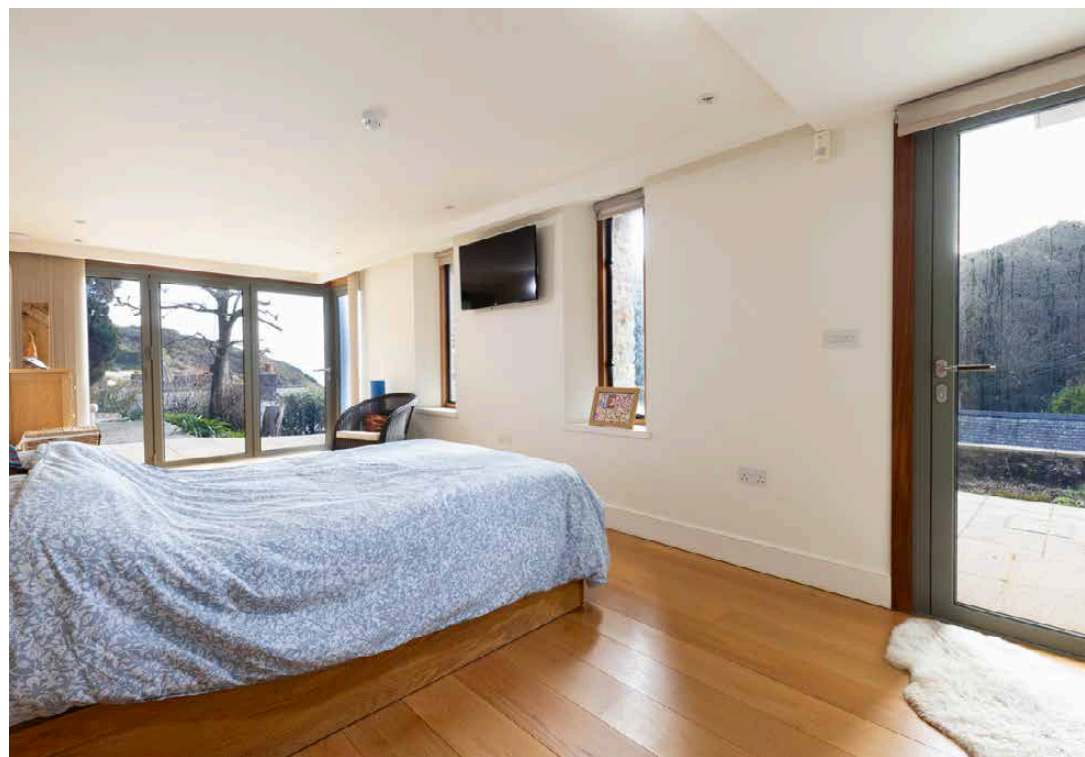
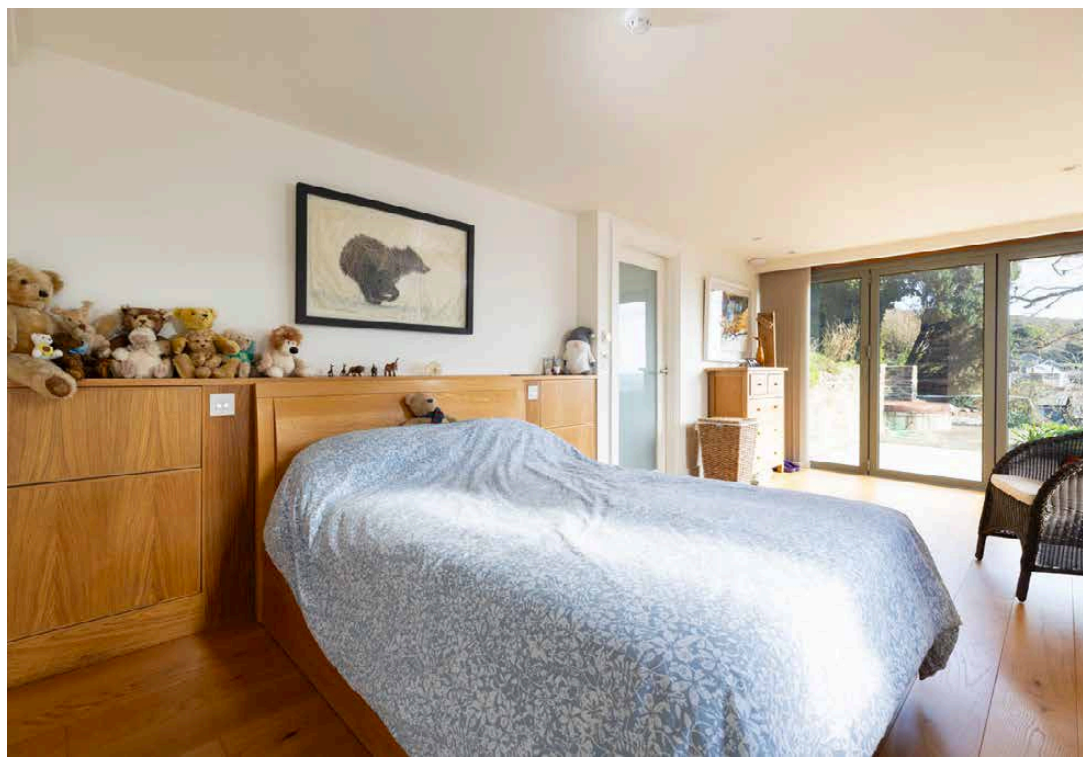
A Brief History

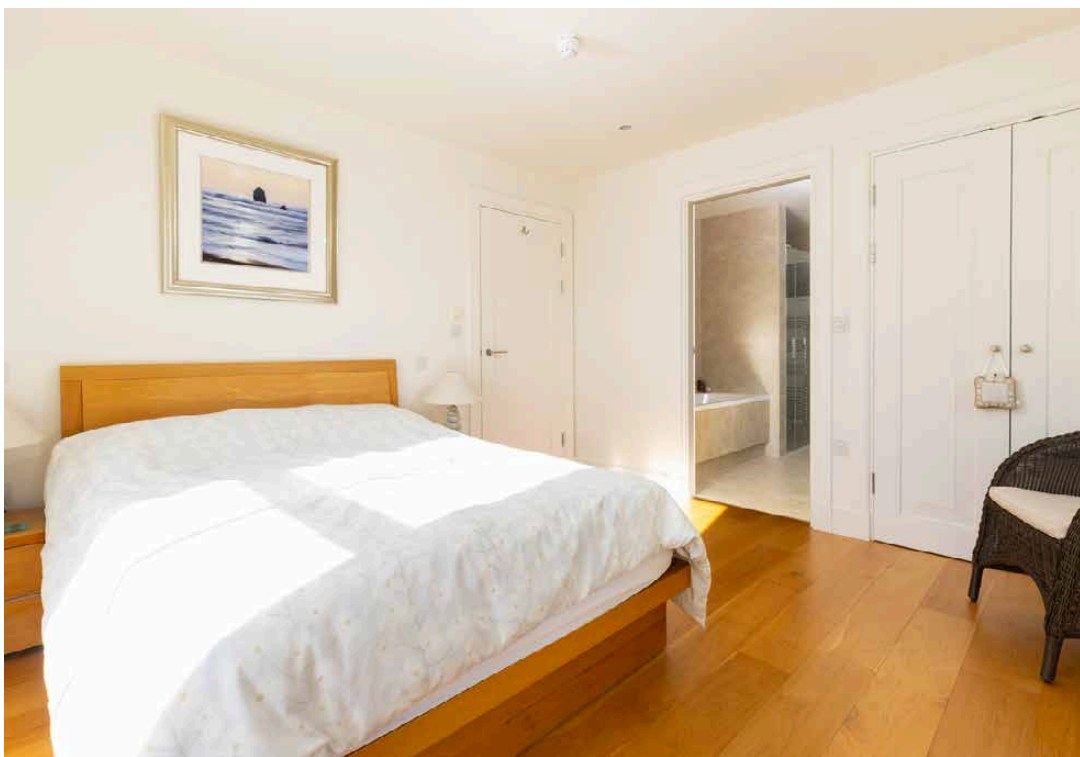
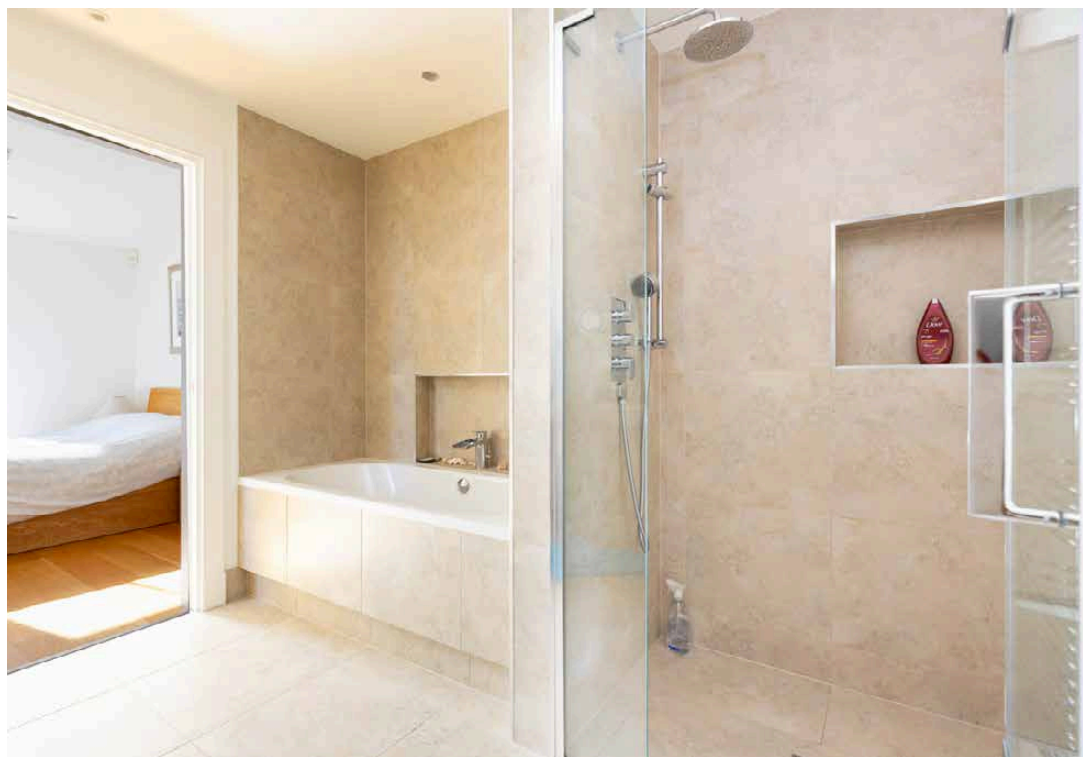
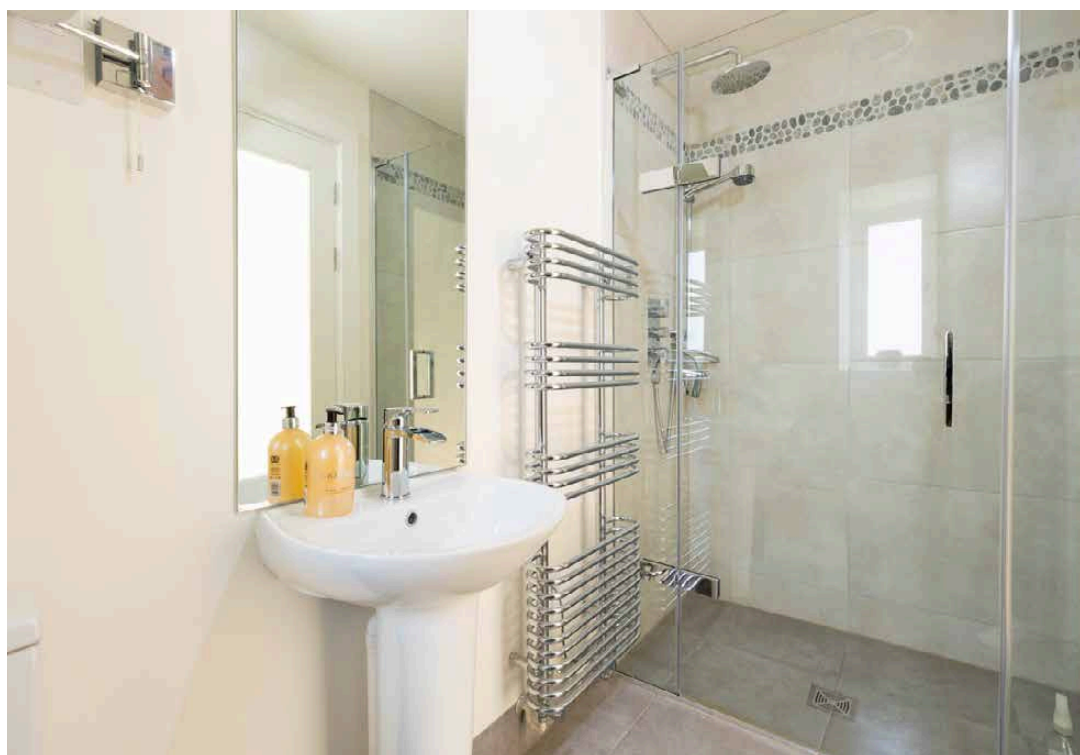
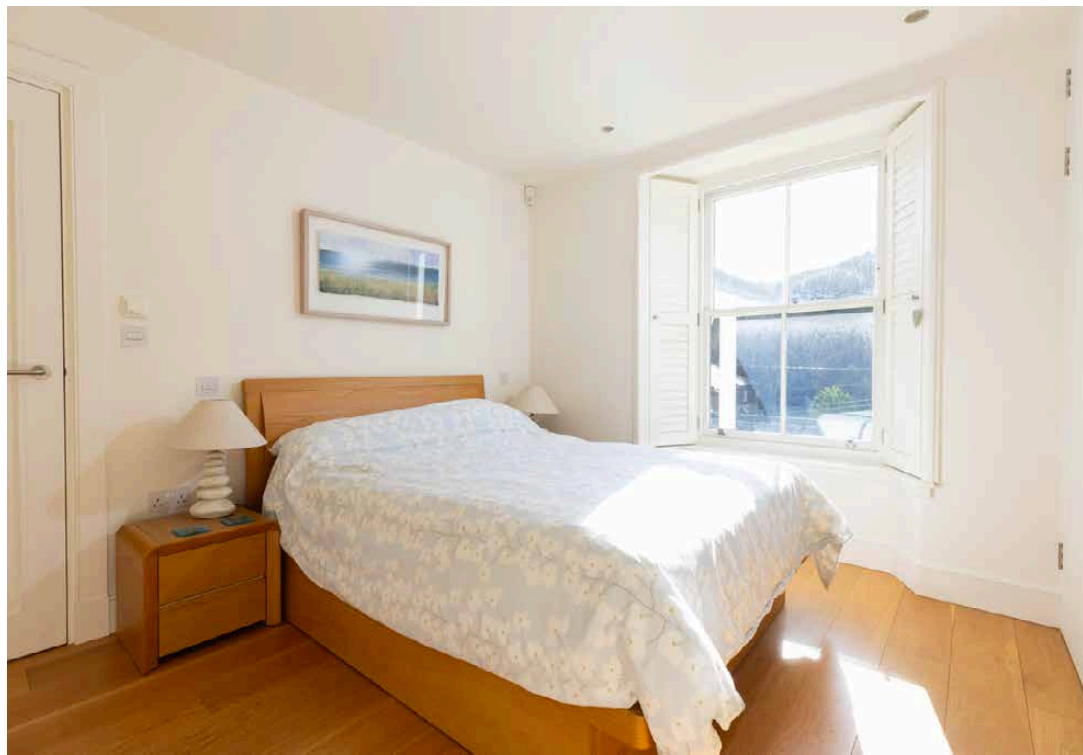
St Petroc takes its name from the original abbot of Lanwithinoc, born in 483 and passing on 4 June 564. A Welsh nobleman, he was educated in an Irish monastery before sailing to the Camel Estuary, where he established a church at Padstow alongside a Celtic monastery, spreading the Christian faith throughout the region. At the time, the area was ruled by King Constantine, who, according to legend, was converted to Christianity by St Petroc after the saint intervened to save a hunted deer. St Petroc was later buried in the 12th century at St Petroc's Church in Bodmin and is considered by some to be the patron saint of Cornwall.

The property itself, believed to have been built in 1900, originally served as the village vicarage. According to a previous owner, one notable resident was the mother-in-law of the Lord Lieutenant of Hampshire. In later years, the Davenport family undertook a conversion, transforming the property into two apartments before it was later restored to its current form by the current owners as a single, elegant residence.









Outside

Beyond the house, the property extends into an expansive garden of just over an acre, primarily laid to woodland with cleverly designed terraced areas that provide pockets of colour throughout the seasons. Thoughtfully landscaped for impactful planting while remaining low maintenance, the garden blends seamlessly with its natural surroundings. At the uppermost level, there is an opportunity to add a summerhouse (subject to any necessary planning permissions), with power and water already in situ—an ideal spot for a studio, retreat, or additional entertaining space.

St Petroc also benefits from a spacious double garage, complete with a sliding door and ample room for two large vehicles. In addition, there is convenient off-street parking directly in front of the garage, providing easy access for both residents and guests.



Summary

St Petroc is a truly remarkable home in an exceptional location, offering the perfect blend of modern comfort, coastal heritage, and outdoor beauty in the ever-desirable village of Portloe.



Location Summary

(Distances and times are approximate)

Southwest Coastal Path: 130 yards. Bus Stop: 100 yards (no 51 bus to St Austell via Veryan and Tregony). The Lugger Hotel: 150 yards. Portloe Harbour: 150 yards. The Ship Inn Public House: 42 yards. Veryan Post Office and Stores: 1.3 miles. Carne Beach: 2.3 miles. Truro: 10 miles. Cornwall Airport Newquay: 22 miles (flights to London, other UK Regional Airports and European Destinations). St Austell: 12 miles (London Paddington 4.5 hours by direct train).

Portloe

Portloe is a very attractive, protected and unspoilt fishing village, located on the Roseland Peninsula, an Area of Outstanding Natural Beauty with safe sailing waters. It has a fine hotel, a public house, bus service and Fibre Broadband. The village of Veryan is approximately 1.5 miles, and provides a primary school, Church, mini-market / post office and public house. St Mawes and Tregony have more comprehensive facilities and are approximately 10 miles and 5 miles away respectively. Carne Beach, owned by the National Trust, offers a wide expanse of clean sand and safe bathing and is about 2.3 miles away. The market town of St Austell and Cathedral City of Truro are about 10 miles away, Truro being the commercial and judicial centre for Cornwall. It also has a main line inter-city railway link, with branch services to the port of Falmouth.

Cornwall

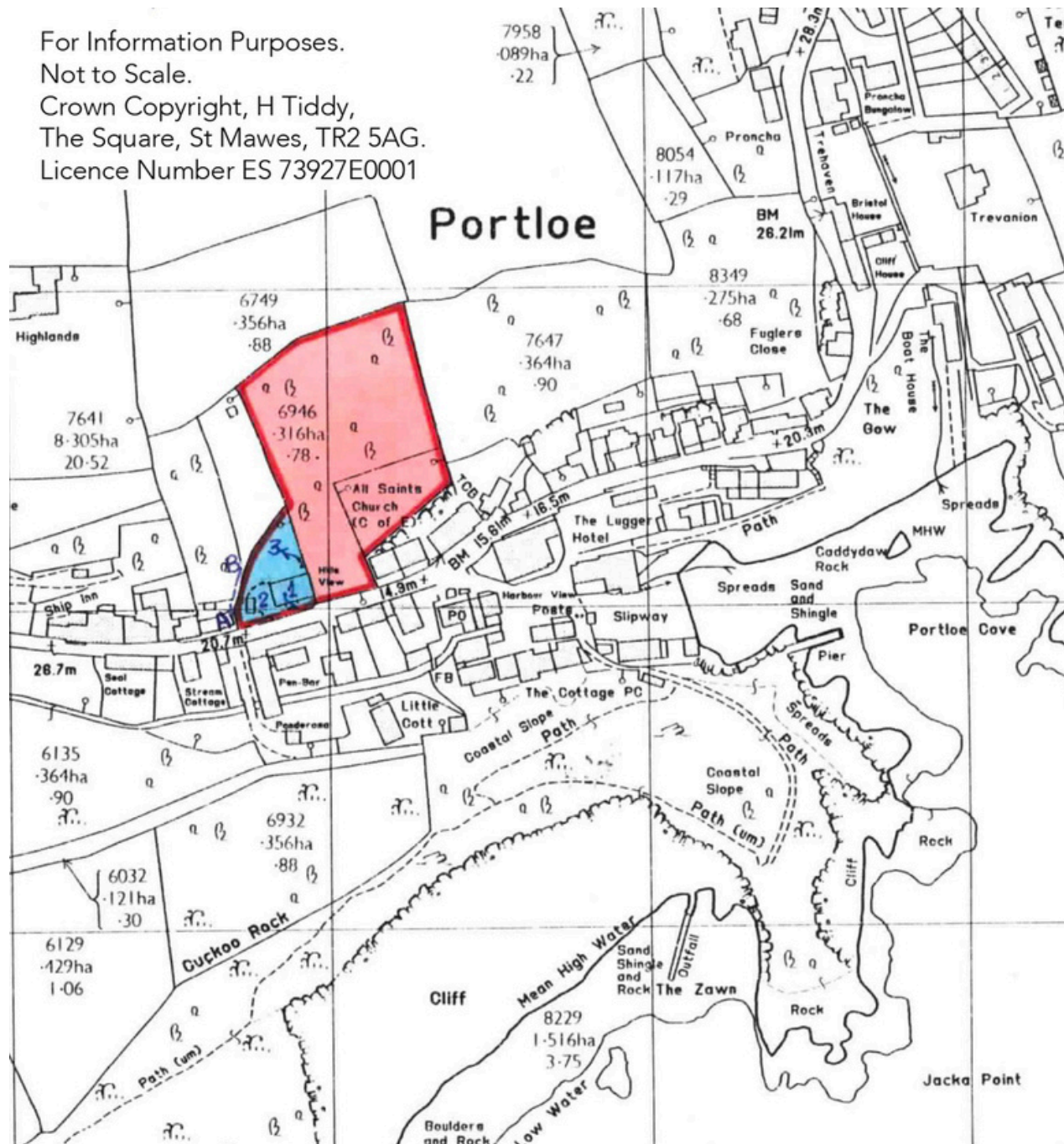
The Duchy of Cornwall offers a range of attractions such as the Eden Project, the National Maritime Museum, the Lost Gardens of Heligan, and the Tate Gallery. The Cathedral City of Truro is the main financial and commercial centre of Cornwall. It has a fine range of shops, private schools, college and 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.

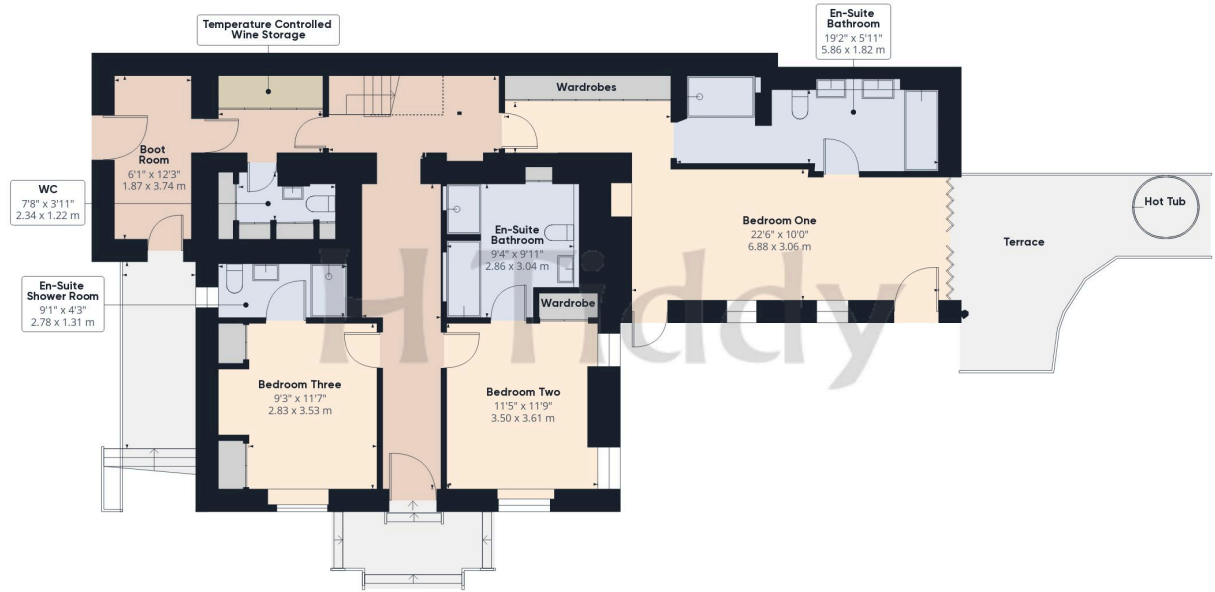
Fine Dining Restaurants

Fine dining Michelin star and celebrity chef restaurants are in abundance, including Rick Stein (Padstow), Nathan Outlaw (Port Isaac), and Paul Ainsworth (Padstow and Rock). On The Roseland is Carla Jones at The Idle Rocks Hotel in St Mawes, Paul Wadham at Hotel Tresanton in St Mawes, and Simon Stallard at The Hidden Hut on Porthcurnick Beach and Michael Golez at The Lugger Hotel in Portloe.

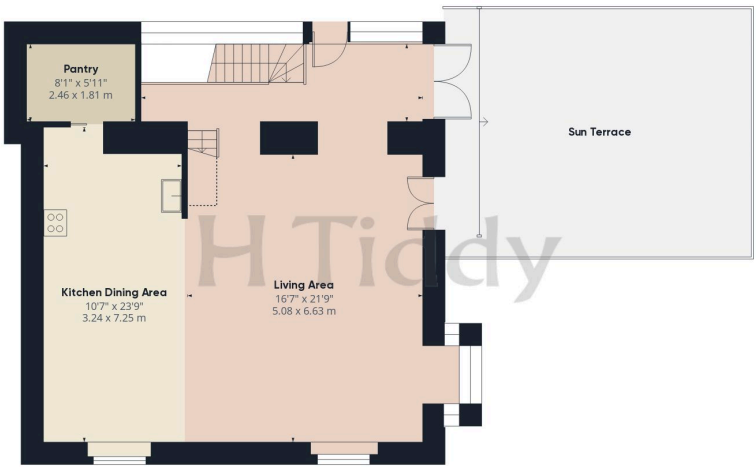


For Information Purposes.
Not to Scale.
Crown Copyright, H Tiddy,
The Square, St Mawes, TR2 5AG.
Licence Number ES 73927E0001

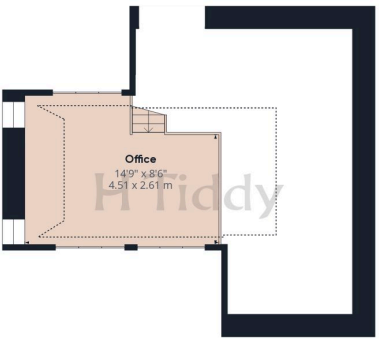




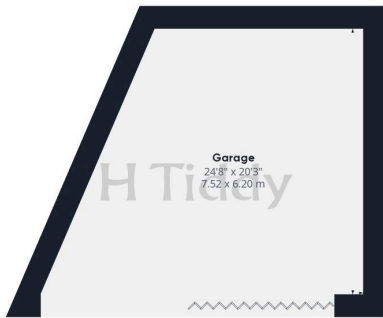
Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

2631.68 ft²
244.49 m²

Balconies and terraces

145.96 ft²
13.56 m²

Reduced headroom

75.04 ft²
6.97 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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.

General Information

Services: Mains Water, Electricity and Drainage. Oil Fired Central Heating.

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

FTTC Superfast Broadband: Openreach predicted max download speeds: Ultrafast 1600Mbps; Superfast 76 Mbps; Standard 21 Mbps.

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

Energy Performance Certificate Rating: D

Council Tax Band: C

Tenure: Freehold.

Land Registry Title Number: CL76753.

Viewing: Strictly by appointment with H Tiddy.

St Petroc

Portloe
Truro
Cornwall
TR2 5RA

H Tiddy Estate Agents

The Square
St Mawes
Truro
Cornwall
TR2 5AG

01326 270212
sales@htiddy.co.uk
www.htiddy.co.uk

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'.

General Data Protection Regulations: 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 office in St Mawes.

