



8 Portmellon Park

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Spacious and beautifully presented four double-bedroom detached home offering modern living with an open-plan kitchen, bifold doors opening onto a large balcony, and a dual-aspect living room with countryside and distant sea views. With a fully enclosed garden spread across two terraces, this property provides an ideal family-friendly space in a picturesque setting.



Accommodation Summary

Gross Internal Floor Area: 1,699.3 sq ft (157.87 sq m).

Ground Floor

Entrance Hall, Open Plan Kitchen Dining Room, Living Room with Log Burner, Primary Bedroom with En-Suite Bathroom, Second Double Bedroom, Shower Room.

First Floor

Two Double Bedrooms, Shower Room, Utility Room, Integral Garage, Undercroft Storage Room.

Outside

Driveway Parking for Two Cars, Front Garden Laid to Lawn, Fully Enclosed Rear Garden, Decked Balcony.



Internally

Located moments away from Portmellon Cove, in a quiet cul de sac, this beautifully presented four double-bedroom family home offers a wealth of space, comfort and style across two thoughtfully designed floors. On the ground floor, you are welcomed by a bright and spacious open-plan kitchen and dining area, ideal for both everyday living and entertaining. The kitchen is fitted with sleek, high-gloss cabinetry, complemented by a top-of-the-line Rangemaster range cooker, providing a modern and functional space for cooking. The generous dining area easily accommodates family meals and gatherings, with bifold doors opening out onto a stunning walkout balcony. The balcony, complete with contemporary glass balustrades, offers the ideal spot to relax, dine and savour the panoramic views of the surrounding countryside and distant sea views, making it a true highlight of the home.

The ground floor also boasts a large primary bedroom, a serene retreat with built-in wardrobes and an elegant en-suite bathroom. The en-suite is luxuriously appointed, featuring both a separate shower unit and bath. Large windows in the primary bedroom overlook the rear garden, allowing natural light to flood the space and framing the scenic views. Bedroom three, also located on this level, is a spacious double room, perfect for family or guests. A separate, well-appointed shower room adds further convenience on this floor. In the hallway, an access panel leads to a spacious underfloor basement storage area with lighting.

The dual-aspect living room is another standout feature of the property, providing a bright and airy space for relaxation. With bifold doors opening onto the balcony and an inset log burner, it creates a cosy yet spacious environment, perfect for unwinding after a long day or entertaining guests.

On the Lower Ground Floor, the property continues to impress with two additional double bedrooms, offering flexibility for a growing family or for accommodating guests. A modern shower room serves these bedrooms, while the utility room, with direct access to the rear garden, provides practical space for laundry and storage. This floor also houses an integral garage, offering secure parking and extra storage space, along with a useful Undercroft Storage Room.





Externally

The rear garden is a private, fully enclosed space, ideal for families with children and pets. The decked balcony extends from the ground floor, featuring steps leading down to the garden, which is arranged over two levels. The upper terrace features a well-maintained fish pond, a shed for garden storage, and a neatly kept lawn. The lower terrace is predominantly laid to lawn, providing ample space for outdoor activities and relaxation.

With its exceptional living space, high-quality finishes, and idyllic setting, this home perfectly balances modern comfort with the charm of countryside living, offering an ideal sanctuary for families looking for space, privacy, and beautiful surroundings.





Location Summary

(Distances and times are approximate)

Portmellon Beach – 528 yards. Working fishing village of Mevagissey – 1 mile. St Austell – 7 miles (primary and secondary schools). Tregony – 8.5 miles (primary and secondary schools). Gorran Churchtown – 2.3 miles. St Mawes – 17.5 miles. Truro – 17.3 miles (London Paddington about 4.5 hours by rail). Porthluney Cove Beach – 4.3 miles. Newquay Airport – 21.4 miles (London Gatwick about 65 minutes by air). Gorran Primary School – 2.3 miles. The famous 'Lost Gardens of Heligan' – 3.3 miles. The Eden Project - 10 miles.

Portmellon

Portmellon is a quiet coastal village about a mile south of the famous fishing village of Mevagissey. It has a lovely sandy beach and cove which opens out into Mevagissey Bay plus a pub which overlooks the water. It also has a slipway providing free access to launch boats etc. The Cornwall Coastal Footpath leading north and south from Portmellon provides spectacular views. There are also many country walks in the vicinity including one which follows the valley up to Galowras Mill and beyond to Gorran Churchtown. There are primary schools located at both Mevagissey and Gorran Churchtown. Mevagissey is a working fishing port and a renowned tourist attraction with a good range of amenities including a Post Office, Chemist, Bakers, mini-market, Cafes, Pubs, Restaurants and Doctor's Surgery. The nearest large town is St Austell (about 8 miles) which has a wide selection of shopping and other facilities, and from where there is an Inter-city rail service to London (about 4 hours). The Cathedral City of Truro is about 16 miles away. Newquay Airport is approximately 20 miles 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 offering connections to other UK regional airports and a number of European destinations.

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). Rising stars on The Roseland are Paul Green at the Driftwood, Rosevine, Paul Wadham at Hotel Tresanton in St Mawes, Simon Stallard at The Hidden Hut on Porthcurnick Beach and The Standard Inn in Gerrans.



For Information Purposes.
Not to Scale.
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Approximate total area⁽¹⁾

1699.3 ft²

157.87 m²

Balconies and terraces

538.2 ft²

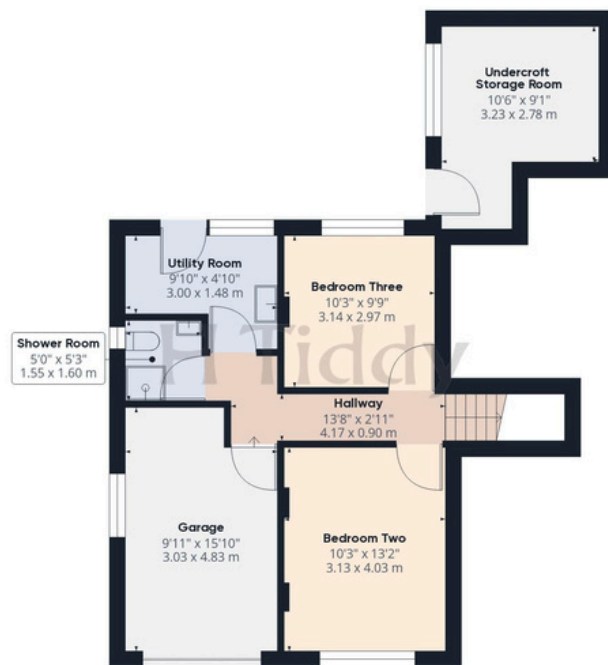
50 m²

(1) Excluding balconies and terraces

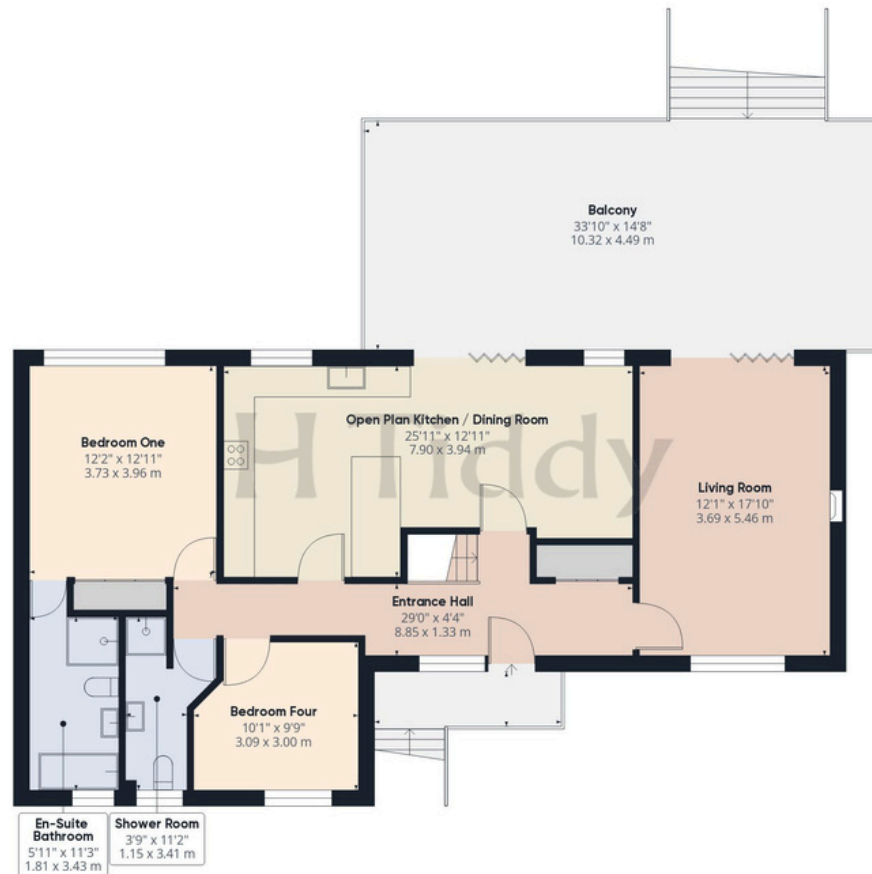
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



Lower Ground Floor



Floor 1

General Information

Services and Specifications: Mains water, electricity and drainage. Oil fired central heating (new oil tank installed 2024). Double glazed windows and doors. Solar panels (fully owned). Recently installed wall and loft insulation.

Energy Performance Certificate Rating: C

Council Tax Band: E

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

FTTC Superfast Broadband available: Openreach predicted max download speeds: Superfast 47 Mbps; Standard 24 Mbps.

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

Tenure: FREEHOLD.

Land Registry Title Number: CL316461.

Viewing: Strictly by appointment with H Tiddy.

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