

For Information Purposes.
Not to Scale.



Building Plot - Stonebank, Rosevine.

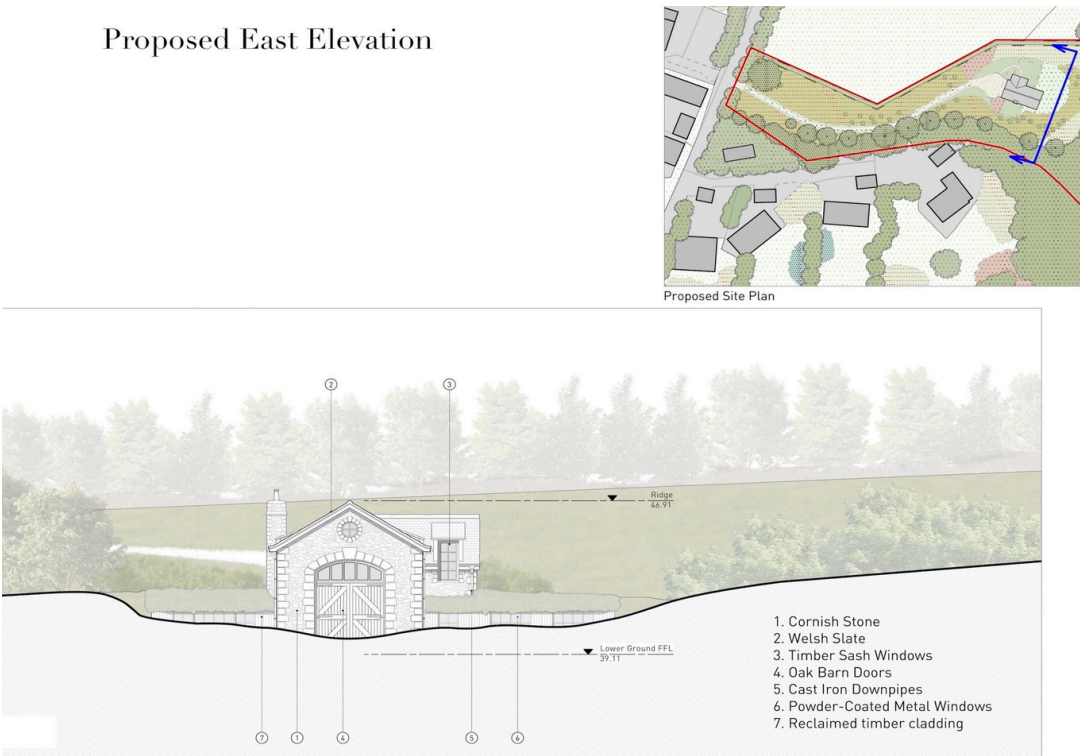
H Tiddy

Stonebank, Rosevine

For those who dream to build a truly unique cliff top coastal home in an Area of Outstanding Natural Beauty and with the rarity of direct pedestrian access on to a sandy beach, an unrivalled opportunity exists to purchase an individual front row building plot of around two acres, offering spectacular, uninterrupted and panoramic sea, coastal and countryside views.



Proposed East Elevation



Proposed Accommodation Summary

(As per Planning Permission PA25/02105)

Gross Internal Floor Area (as per CIL's calculations): 3067 sq. ft.
(285 sq. m.)

Ground Floor

Reception Hall with cloaks cupboard and stairs down to the lower ground floor, Cloakroom w/c, Open Plan Living, Dining and Kitchen with featured fireplace and picture window (to capture the coastal views within) plus Barn Style doors to the south facing gardens.

Lower Ground Floor

Lower Hall, Principal Sitting Room with fireplace and featured oak barn doors to capture the spectacular coastal vista, Principal Bedroom with featured freestanding bath, beautiful coastal views and En-Suite Bathroom, Guest Bedroom Two with stunning coastal views and En-Suite Shower Room, Bedroom Three with beautiful sea views, Bathroom / w/c, Study / Bedroom Four with coastal views, Utility Room, Two store rooms plus a Linen / Airing Room.

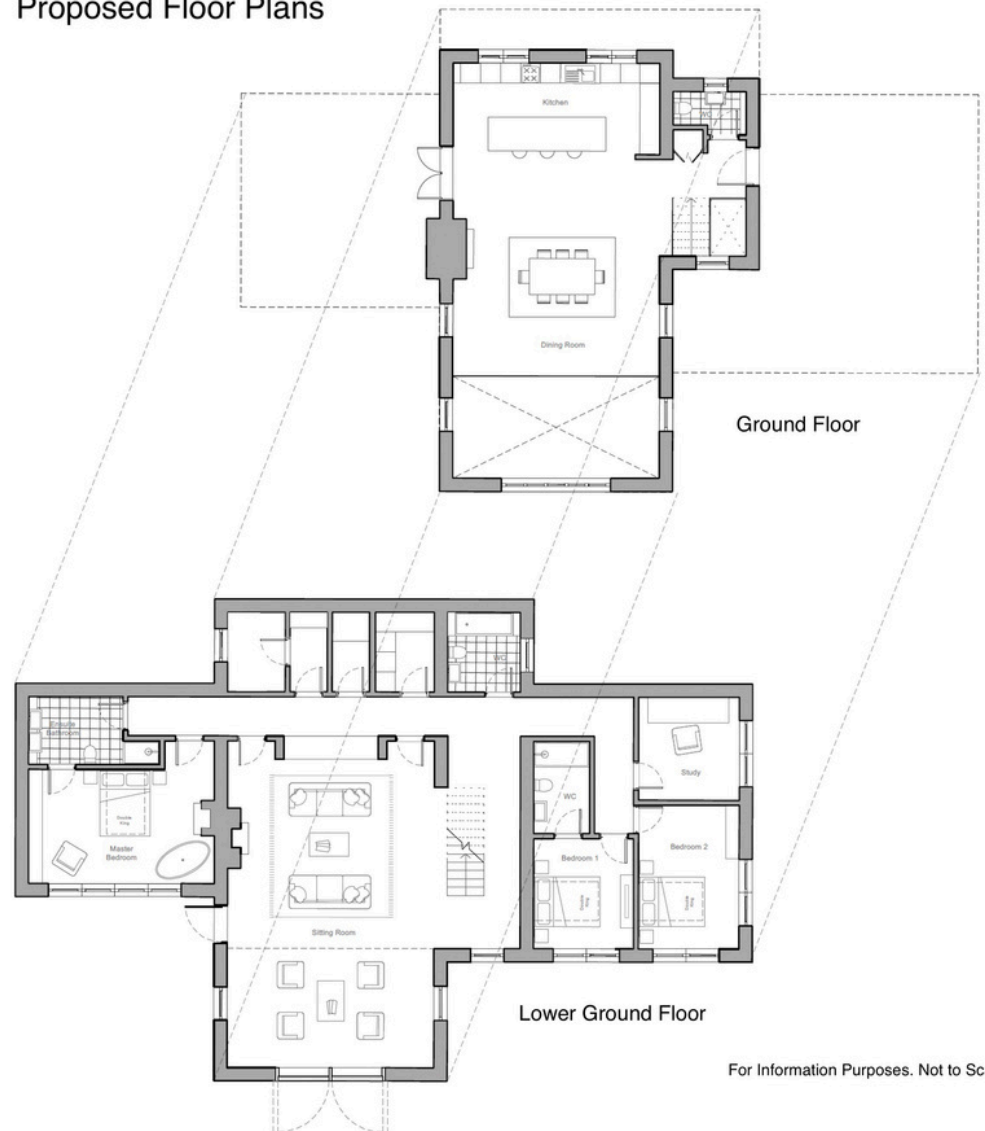
Landscaping Strategy and Parking (circa 2 acres)

Grass verge drive leading from the rural road to a parking forecourt and pedestrian approach path the front entrance. EV car charge point. Garden Amenity area with hard and soft landscaping. To improve the ecology and biodiversity to allow new habitats to flourish, the landscaping strategy comprises wildflower meadows, ornamental planting, native trees and a Cornish hedge bank.

Private Pedestrian Footpath to the Beach

Legal right of way with the next-door neighbour permitting direct private pedestrian access on a footpath that meanders down to Porthbean Beach and the South West Coastal Path. The owner of Stonebank also has the right to use the beach.

Proposed Floor Plans



Introduction

Perched above beautiful sandy beach of Porthbean and the iconic South West Coastal Path, this once in a lifetime opportunity is set in a highly desirable coastal hamlet within an Area of Outstanding Natural Beauty. While enjoying a peaceful and secluded position, it remains just a one-mile stroll from the vibrant coastal village of Portscatho, offering an array of local amenities.

On 17th July 2025, planning permission was granted for the demolition of the existing dwelling, to be replaced by a thoughtfully positioned, eco-friendly home located more centrally within the plot, with a reduced visual impact on the landscape. The current structure and its surrounding amenity area once demolished will be sensitively restored to a natural, undeveloped state. This section of land will then be transferred to the neighbouring property, retaining the formal right of way along the private footpath providing direct access meandering down to Porthbean Beach.

The Views

Once built, this sustainable, carbon-neutral coastal home will blend effortlessly with its natural surroundings. Taking full advantage of the topography, the property is perfectly oriented towards the sea, where the vista from the property expands over its own land that flows seamlessly down towards the beach, ensuring uninterrupted, protected views. The property's design and layout have been thoughtfully planned to maximize the extraordinary, expansive sea and coastal vistas. From the breathtaking sunrise over the National Trust-owned Nare Head, across the picturesque harbour of Portscatho to the south, and westward towards Gerrans with its iconic church spire, the panorama stretches over miles of stunning Cornish countryside, offering unforgettable sunsets. Photographs cannot fully capture the magnificence of the views which truly must be seen in person to be appreciated.



Living the Dream

The current owners brief was to create a sustainable, carbon-neutral dwelling that connects harmoniously with both the coastal landscape. At its core, the build aims not only to minimise environmental impact but to actively enrich the site's surroundings and natural habitat.

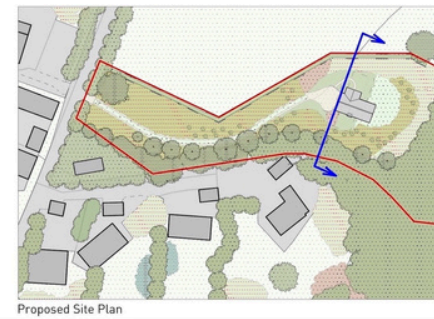
The resulting design is a home that nestles gently into the sloping terrain, appearing as a natural extension of the hillside. By partially embedding the building into the landscape, it remains largely hidden from key viewpoints, both from the road, the South West Coast Path, and the sea, enhancing privacy while fostering a strong sense of unity with its environment.

Architecturally, the design draws on local Cornish traditions, taking inspiration from traditional farmstead style with a pitched roof with a side entrance and chimney and agricultural stone buildings found throughout Rosevine and Roseland Peninsula. The new dwelling incorporates high-quality materials such as Cornish stone, sash windows, timber cladding, slate tiles, and stone chimneys, which enhance its aesthetic appeal and durability. These materials reflect the local architectural heritage and add to the overall charm of the area. A gate and path lead to a side porch, echoing the typical entrance style of nearby farmsteads, which opens into a showpiece open plan kitchen dining and informal living area. Opposite, large barn-style doors provide framed views through the south-facing façade, connecting the interior directly with the sweeping coastal landscape.

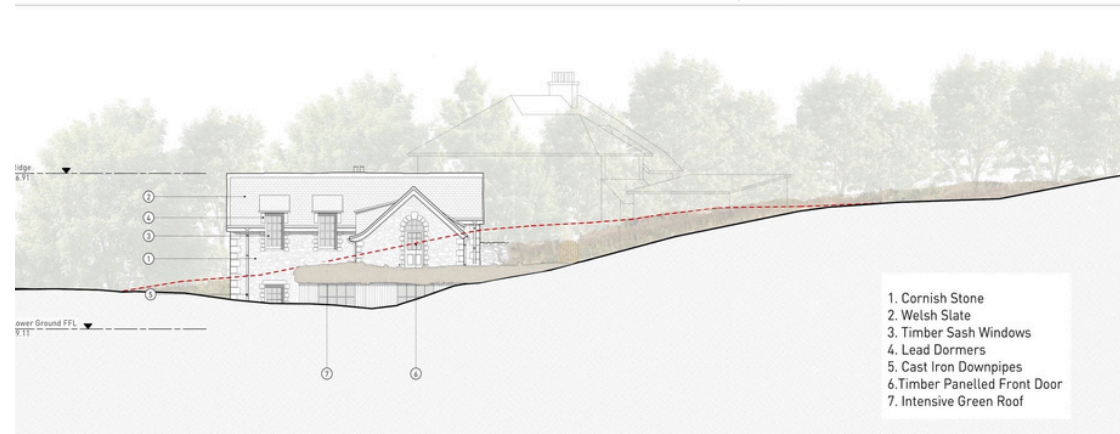
The house is arranged over two levels, creating a clear distinction between ground and lower ground floors while preserving openness and flow. Double-height voids above the impressive sitting room and stairwell allow for visual connections between levels, reinforcing the sense of space and light. Practical areas such as the kitchen, utility, and storage are situated on the western side, close while the main living areas and bedrooms are located to the east, capitalising on the uninterrupted views over the gardens across the bay and out to sea.

Bedrooms are tucked away on the lower ground level, on either side of the main living space. As the land slopes naturally towards the beach, these rooms are embedded into the earth, making a sensitive integration further enhancing its seamless connection with the surrounding landscape.

Proposed West Elevation



Proposed North Elevation



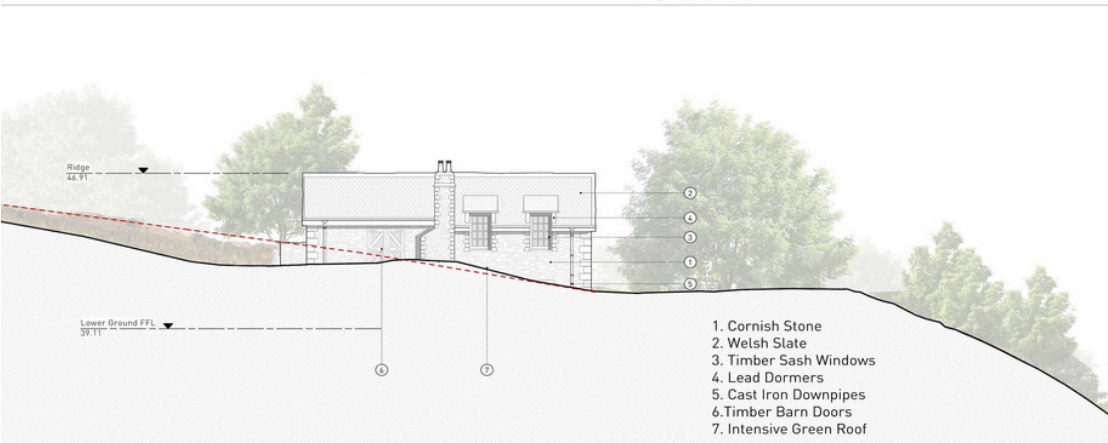
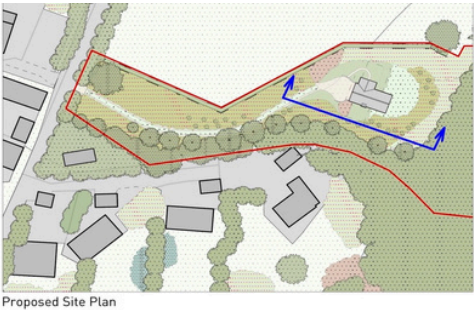
Landscaping, Re-Wilding and Sustainability Strategy

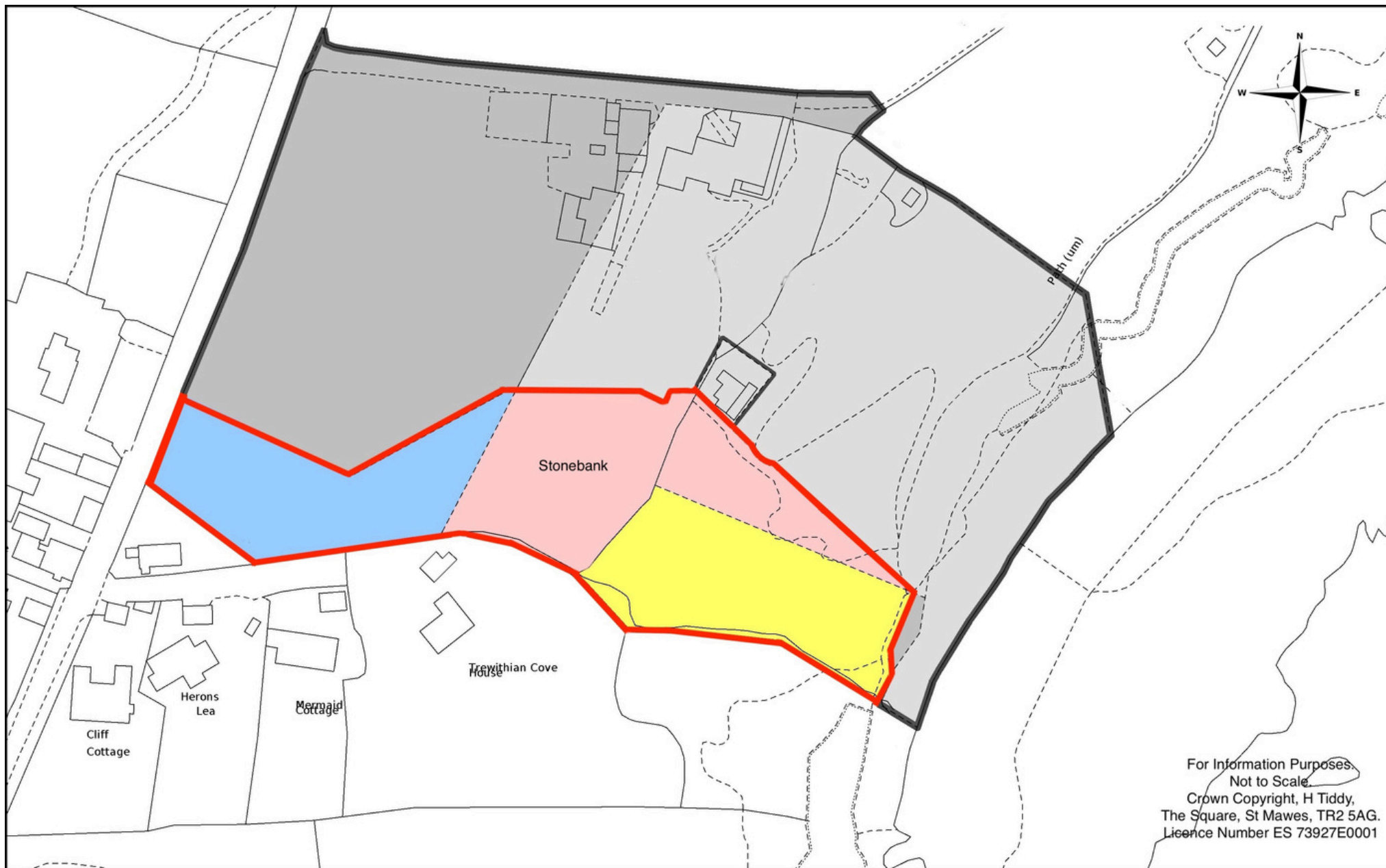
The proposed dwelling is designed to incorporate a range of energy-efficient features, including high-performance insulation and an integrated rainwater harvesting system, significantly reducing energy consumption and environmental impact. The landscape strategy has been developed to enhance the local environment and increase biodiversity across the site. This includes the planting of new trees, alongside a diverse mix of native shrubs, groundcover, wildflower meadows, and a traditional Cornish hedgebank. To further support local wildlife, designed to incorporate dedicated habitats for insects, birds, and pollinators such as bees.

Access to the dwelling is proposed via a new gate from the rural road, leading onto a grass-verge driveway that ends adjacent to the house where parking will be provided with ample space for turning. An electric vehicle charging point can be installed to encourage the use of low-emission transport. Surrounding the property is a mixture of hard and soft landscaping.

A carefully considered surface water drainage strategy has been prepared, exploring two sustainable options: infiltration via a soakaway, or controlled attenuation with discharge into an existing watercourse. The roof features rainwater harvesting systems to collect greywater for reuse in garden irrigation and bathroom facilities, further minimising the home's reliance on mains water and contributing to its low environmental footprint.

Proposed South Elevation







Location Summary

(Distances and times are approximate)

Porthbean Beach: on the doorstep! Porthcurnick Beach and The Hidden Hut: 750 yards walk. Rosevine Hotel and Restaurant: 500-yard walk. Portscatho village centre: 1 mile walk or 2 miles by car. Percuil Boatyard: 3.0 miles. Pascoe's Boatyard St Just in Roseland: 3.5 miles. King Harry Car Ferry: 4.1 miles. St Mawes: 5 miles. Truro: 13 miles by road or 9 miles by car ferry. St Austell: 15 miles. Cornwall Airport Newquay: 24 miles (regular flights to London, other UK regional airports and European destinations).

Rosevine

This highly sought-after hamlet is located on the rustic coastline on the Roseland Peninsula, an Area of Outstanding Natural Beauty. Rosevine is perched on the South West Coastal Path providing access to many coves and beaches. Rosevine comprises an acclaimed hotel / restaurant, the famous Hidden Hut café and a wide range of amenities in Portscatho are only 750 yards and one mile respectively along the coastal path from the property.

Local Amenities

The thriving coastal village of Portscatho has several shops, general store / Post Office, art galleries, 2 pubs, cafes, garage, Doctors' surgery and churches. The exclusive village of St Mawes is 5 miles away and has an all-year-round pedestrian ferry service to Falmouth. Gerrans Primary School is 2.4 miles by road or a one and half mile walk away from Stonebank whilst, for secondary education, the Osted Rated Outstanding Roseland Academy in Tregony is about 7.5 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 Treliiske). Cornwall Airport Newquay has regular daily flights to London as well as offering connections to other UK regional airports and several European destinations.

Fine Dining Restaurants

Fine dining Michelin star and celebrity chef restaurants are in abundance, including Rick Stein (Padstow), Nathan Outlaw (Port Isaac), Chris Eden (Watergate Bay) 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 The Standard Inn in Gerrans.

General and Material Information

Services and Specifications: Mains water and electricity in the road but purchasers must make their own enquiries Private drainage and rainwater harvesting proposed.

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

FTTP Ultrafast Broadband available: Openreach predicted max download speeds: Ultrafast 1800 Mbps; FTTC Superfast 19 Mbps; Standard 24 Mbps.

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

Energy Performance Certificate Rating: Exempt. Existing premises to be demolished as a condition of planning permission.

Council Tax Band: Currently A for the building to be demolished.

Tenure: Freehold.

Land Registry Title Number: CL180491.

Relevant Planning Permission: PA25/02105

Community Infrastructure Levy (CIL) and Planning Conditions: Further detailed information, reports, drawings, Planning Approval Conditions and advice on any potential Community Infrastructure Levy can be found on the 'Cornwall Online Planning Register'.

Viewing: Strictly by appointment with H Tiddy.

Stonebank

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