



Seaglass

H Tiddy

## Seaglass

*Situated in a peaceful cul-de-sac just a short stroll from the heart of Portscatho, Seaglass is a contemporary single-storey home offering stylish, low-maintenance living with a generous wrap-around garden with sea views towards Nare Head with Dodman Point in the distance. Designed for comfort and ease, the property is equally suited to permanent living, holiday use or for retirement, with easy access to the village centre, beaches, and the breathtaking Roseland coastline.*



## Accommodation Summary

**Gross Internal Floor Area:** 1,049 sq ft (97.3 sq m).

### Inside

Entrance Hall, Open Plan L-Shaped Living / Dining / Kitchen, Bedroom One (Super-King), Bedroom Two (Double), Bedroom Three (Double), Family Bathroom.

### Outside

Wrap-Around Garden, Driveway Parking, Sea Views from Elevated Front Garden, Detached Single Garage.



## Description

Positioned in a peaceful, tucked-away setting at the head of a cul-de-sac, with a field behind it providing complete peace and seclusion. Seaglass has been carefully planned to combine contemporary style with practical, low-maintenance living. The single-storey layout is ideal for those seeking ease of access without compromising on space, and the property's elevated position allows for sea glimpses across the Roseland Peninsula towards St Anthony Head.

Stepping inside, the welcoming hallway leads directly to the open plan living area, which forms the heart of the home. This L-shaped space has been designed to encourage a sociable flow between sitting, dining and kitchen areas. Large patio doors in the dining space flood the room with light, and open directly onto the sunny patio and garden, allowing for a seamless indoor - outdoor lifestyle in warmer months.

The kitchen is both stylish and functional, fitted with modern units, integrated appliances and ample preparation space.

Off the hallway, three well-proportioned bedrooms provide comfortable and flexible accommodation. All three bedrooms are generous doubles with large windows, allowing the light to flood in. A modern family bathroom serves all bedrooms.

Part boarded loft space offering ample additional storage.

Throughout, the interiors are presented in soft, calming tones, creating a light and airy atmosphere that complements the home's coastal setting.







## Outside

The property is approached via a private driveway with parking — a rare benefit so close to the village centre. The generous wrap-around garden is a particular feature, with a level lawn to the front offering space for children and pets to play, while the elevated position provides attractive sea glimpses towards St Anthony Head.

To the rear, the garden continues with further lawned areas and a private southwest facing patio that enjoys sun from morning to evening, providing a perfect setting for outdoor dining, barbecues or simply relaxing in a peaceful setting. The garden's size and layout make it equally suitable for low-maintenance enjoyment or for keen gardeners looking to create something special.

## Summary

Seaglass offers the perfect blend of style, comfort and convenience in one of Cornwall's most desirable coastal villages. Whether as a year-round residence, a retirement retreat, or a holiday home, its location, layout and easy maintenance make it an excellent choice. Viewing is strongly recommended to appreciate the quality and charm of this property.





## Location Summary

(Distances and times are approximate)

Village centre: 500 yards. 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).

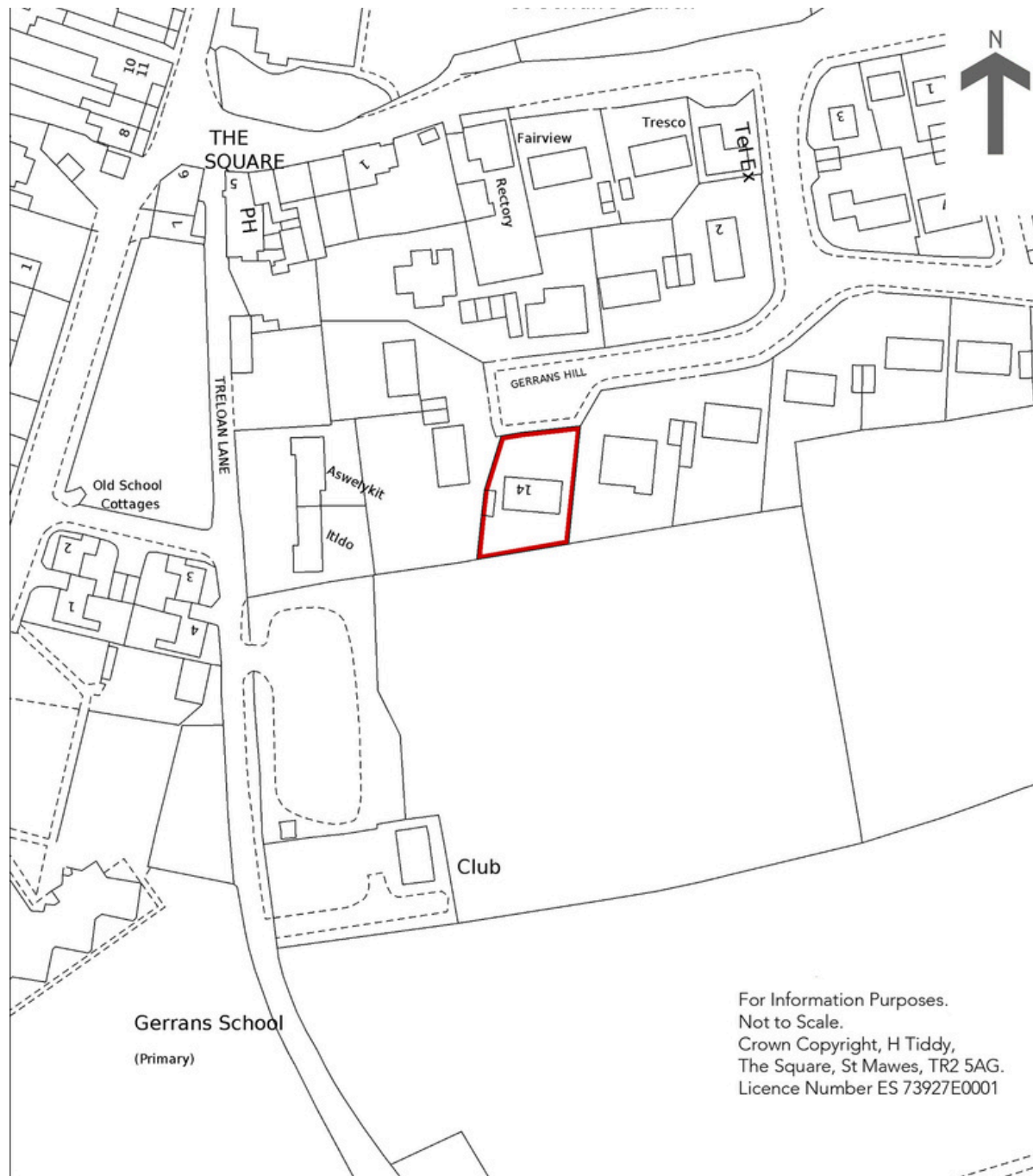
## Portscatho

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.

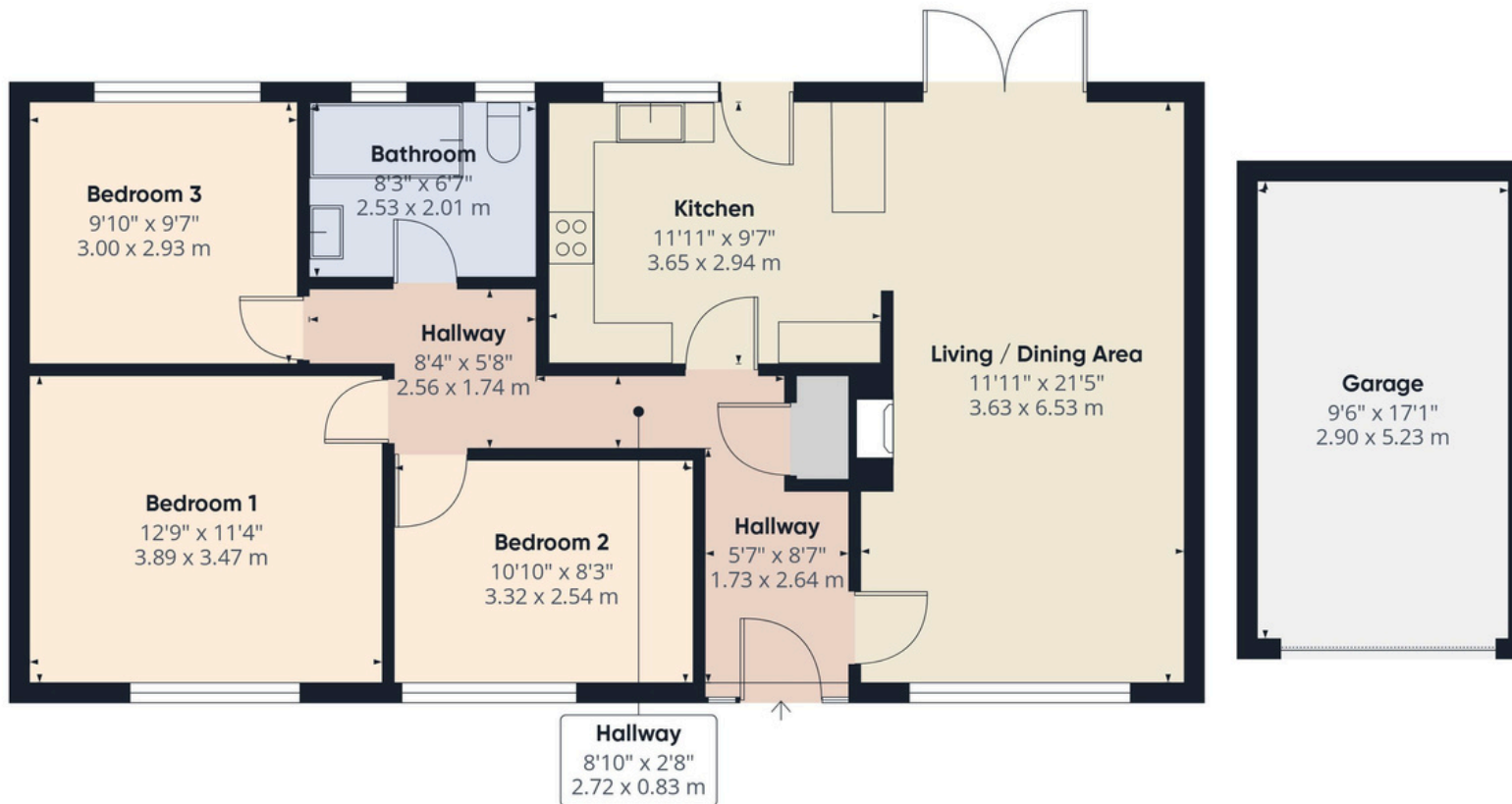
## Cornwall

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.





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Not to Scale.  
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Approximate total area<sup>(1)</sup>

1049 ft<sup>2</sup>  
97.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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## General Information

**Services:** Mains water, electricity and drainage. Woodburner.WiFi operated Electric heating allowing control of each room remotely. Positive Input Ventilation (PIV) system.

**Energy Performance Certificate Rating:** E

**Council Tax Band:** E

**Ofcom Mobile Area Coverage Rating:** Good for EE, O2, Vodafone and 3.

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

**GOV.UK Long Term Flood Risks:** Surface water – very low. Rivers and sea – very low.

**Tenure:** Freehold.

**Land Registry Title Number:** CL288459.

**Viewing:** Strictly by appointment with H Tiddy.

## Seaglass

14 Gerrans Hill  
Portscatho  
Truro  
Cornwall  
TR2 5EE

## H Tiddy Estate Agents

The Square  
St Mawes  
Truro  
Cornwall  
TR2 5AG

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

## Important Notice

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