



MAP estate agents
Putting your home on the map

Porthallow, St. Keeverne, Helston

Porthallow, St Keverne, Helston

St Keverne 2 miles | Ruan Minor 10 miles | Mullion 12 miles | Truro 12 miles | Helston 13 miles | Falmouth 20 miles | Penzance 27 miles | Newquay Airport 46 miles | Exeter (M5) 122 miles
(Distances are approximate)

Once the heart of the village, this former Post Office has been thoughtfully transformed into a stylish and spacious four bedroom family home, blends period character with contemporary living and is positioned within two hundred yards of the beach.

Open plan living space | Kitchen area | Utility | Shower room | Four Bedrooms | Bathroom | Cloakroom | Elevated garden with views

£480,000
Freehold



Property Introduction

The open plan kitchen, dining, and living area occupies what was once the main public space of the Post Office. It's now an airy, contemporary hub for family living flooded with natural light from large front windows. The kitchen features sleek cabinets, an island breakfast bar and an adjoining utility room which provides practical storage and laundry space. There is also a modern ground floor shower room.

On the first floor, the property offers four generous bedrooms - each designed for comfort and privacy. There are good sized bedrooms on the first floor and a family bathroom with a separate cloakroom.

The delightful terraced rear garden is one of the features of the property from where there are sweeping views of the village and surrounding countryside.

The property is offered for sale with no onward chain and an internal inspection is highly recommended to fully appreciate the quality of the accommodation on offer.

Location

The property is situated in the centre of the picturesque fishing village of Porthallow and within close proximity to the beach. The village was once part of the thriving pilchard industry and is still frequented by local fishermen. Many visitors come

to admire the panoramic views over towards Falmouth Bay and the sea beyond, there are also wonderful clifftop walks that take in the fabulous views and a range of local amenities such as a public house, convenience shop and a cafe.

This rural village is renowned for its surrounding countryside and attractive moorland whilst being accessible to other coastal villages and beaches such as Coverack and Porthoustock and creeks on the beautiful Helford River.

The nearby village of St Keverne has a central square with a church, shops, public house and primary schools. The historic market town of Helston provides a more comprehensive range of facilities including comprehensive schooling, a sixth form college, a sports centre with an indoor swimming pool, a cinema, doctors' surgeries, pharmacies and a good range of shops and supermarkets.

ACCOMMODATION COMPRISES

Door to:-

OPEN-PLAN LIVING SPACE 18' 8" x 9' 6" (5.69m x 2.89m) maximum measurements

A bright and welcoming open-plan living space that immediately showcases the building's generous proportions. The open-plan kitchen, dining, and living area occupies what was once the main public space of the Post Office. It's now an airy, contemporary hub for family living - flooded with natural light from large front windows.

DINING AREA 14' 2" x 7' 0" (4.31m x 2.13m)

The dining area features sleek cabinets, an island and a breakfast bar.

KITCHEN AREA 18' 1" x 14' 5" (5.51m x 4.39m) maximum measurements, irregular shape

uPVC double glazed window to the side. A fitted kitchen with a range



of eye-level and base units with drawer and working surface over with tiled splashbacks. Integrated electric hob and oven with extractor fan above. Space for dishwasher and fridge/freezer. Spotlighting with additional under unit lighting. Laminate flooring.

REAR PORCH

uPVC door leading to the side. Tiled flooring and electric box for consumer unit.

UTILITY ROOM

An adjoining utility room provides storage a comprehensive range of fitted base units having roll top edge working surfaces and incorporating an inset stainless steel single drainer sink unit. Space for washing machine and tumble dryer. Electric central heating boiler.

SHOWER ROOM

High level window. Enclosed shower with tiled surround, vanity wash hand basin and low level WC.

Returning to living space, stairs to:-

FIRST FLOOR LANDING

uPVC double glazed window to the side. Spotlighting and doors off to:-

BEDROOM ONE 13' 1" x 5' 11" (3.98m x 1.80m) plus recess

Window to the front. Carpeted flooring and radiator.

BEDROOM TWO 9' 1" x 7' 9" (2.77m x 2.36m) plus recess

Window to the front. Carpeted flooring and loft access. Radiator.

BEDROOM THREE 10' 7" x 9' 3" (3.22m x 2.82m) maximum measurements plus door recess

Window to the side. Carpeted flooring and loft access. Radiator.

BEDROOM FOUR 8' 5" x 8' 0" (2.56m x 2.44m) maximum measurements

Window to the front. Carpeted flooring and radiator.

CLOAKROOM

uPVC double glazed window to the side elevation. Vanity wash hand basin with tiled flooring, WC and spotlighting.

BATHROOM

'Velux' window. Vanity wash hand basin, WC and bath with hydro massage shower. Towel radiator and tiled flooring.

OUTSIDE

To the rear of the property is a storage shed and steps lead up to the generously sized rear garden which is elevated, from which views to Porthallow Cove and Falmouth Bay and beyond can be enjoyed. Access can also be gained to the rear of the cottage via the side of the property.

SERVICES

Mains water, mains electricity and mains drainage.

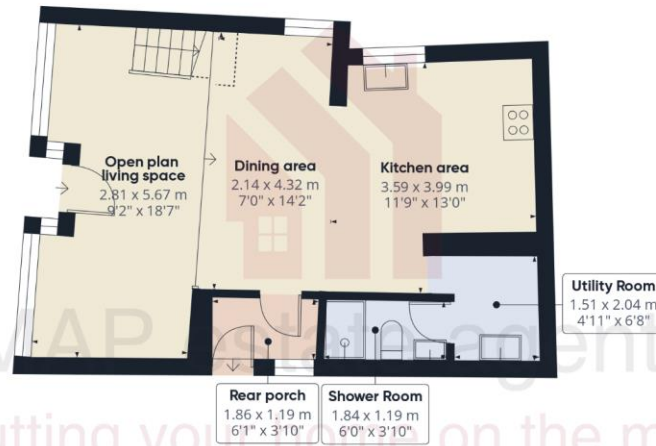
AGENT'S NOTES

The Council Tax Band for this property is Band 'C'. When viewing the property, interested parties are advised to park in the coastal car park located by the public house and walk up to the property, or there are parking bays as you come in to the top of the village on the left hand side as you drop down. Please note, some internal images have been furnished with the use of CGI and used for illustration purposes only.

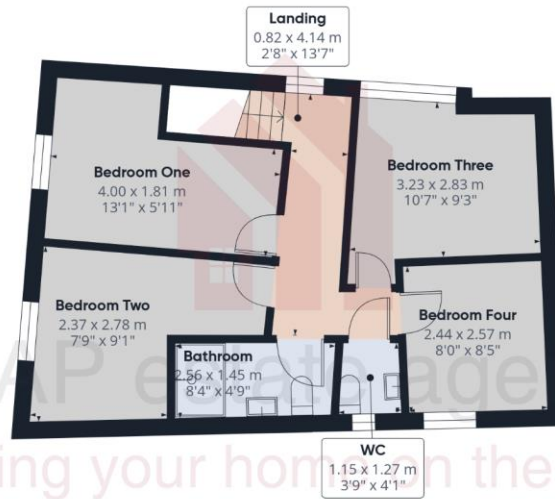
DIRECTIONS

Leaving Helston, travelling towards The Lizard passing R.N.A.S. Culdrose, turn left at the roundabout signposted 'St Keverne' and 'Coverack'. Continue along this road passing through the village of Garras. Travel along this road continuing towards St Keverne passing Goonhilly on your right-hand side. As you enter the village of St Keverne, turn left at the square crossing in front of the White Horse Pub. Travel along the road towards Porthallow. As you reach the village, follow the road down and the property will be identified on the right-hand side. If using What3words: irony.bakers.spurtd





Ground Floor



Floor 1

Energy Efficiency Rating	
Most energy efficient - lower running costs	Current Potential
A	
B	
C	
D	70
E	40
F	
G	
Least energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Approximate total area⁽¹⁾

87 m²
937 ft²

Reduced headroom

1.2 m²
13 ft²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 1.5 m/5 ft

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

GIRAFFE360



MAP's
Top reasons to view this home

- Refurbished by the current owners
- Detached cottage with four bedrooms
- Open plan living
- Electric central heating
- Ground floor shower room
- Utility room
- 200 yards to the beach
- Double glazed
- Chain free sale
- Popular village location

01209 243333 (Redruth & Camborne)
01736 322200 (St Ives & Hayle)

01326 702400 (Helston & Lizard Peninsula)
01736 322400 (Penzance & surrounds)

01326 702333 (Falmouth & Penryn)
01872 672250 (Truro)

Gateway Business Park, Barncoose, Cornwall TR15 3RQ

sales@mapestategents.com
www.mapestategents.com

IMPORTANT: Map estate agents for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Map estate agents has any authority to make or give any representation or warranty in relation to this property.

