

STAGS

Galleons

Galleons Chapel Hill

Porthtowan, Truro, Cornwall, TR4 8AS

Truro - 13 miles St Agnes - 4 miles Newquay - 15 miles

A flexible, extensively modernised and extended three/ four bedroom property in a sought-after north coast village.

- Deceptive Detached Bungalow
- Four/ Five Bedrooms
- Garage & Gymnasium
- Attic Room
- Council Tax Band - C
- Versatile Accomodation
- Flexible Accommodation
- Extensively Modernised
- Internal Viewing Essential
- Freehold

Guide Price £550,000

LOCATION

The property is situated in the ever popular coastal village of Porthtowan on Cornwall's sought-after North Coast, renowned for its Blue Flag beach, excellent surfing, stunning coastline and access to the South West Coast Path.

The village offers a range of everyday amenities including a village store with Post Office, cafés, pubs and restaurants. Perfectly located between St Agnes and Portreath, the property is approximately eight miles from the Cathedral City of Truro, which provides an extensive assortment of shopping, highly regarded schools, leisure facilities, a mainline railway station with direct services to London Paddington, and easy access to Newquay Airport.

DESCRIPTION

Galleons is a deceptively spacious and beautifully modernised detached bungalow. Extended to provide versatile and exceptionally well-balanced accommodation, the property offers four/five bedrooms, two bathrooms and an attic room, together with a range of additional spaces that make it equally suited to family living, entertaining or enjoying a relaxed coastal lifestyle.







The current vendors have extensively modernised the property, creating a stylish and contemporary home whilst retaining the practicality and ease of single-storey living. At the heart of the home is a particularly impressive open-plan kitchen/sitting room, designed as a sociable space in which to cook, dine and relax together. An atrium skylight floods the room with natural light, while wide patio doors open directly onto the rear garden, creating a wonderful connection between the house and outside space and providing the perfect setting for summer entertaining and alfresco dining.
The accommodation is further complemented by a further sitting room, offering a quieter space in which to relax, together with two utility rooms providing excellent practical storage. There is also a dedicated home gym/workroom, ideal for those working from home, pursuing hobbies or maintaining an active lifestyle.

The property benefits from a beautifully refitted bathroom and newly installed shower room, both finished with contemporary sanitaryware. Four bedrooms provide excellent flexibility for family and visiting guests, while the additional attic room offers further useful space and could lend itself to a variety of purposes, subject to any necessary consents.

OUTSIDE

The property is attractively screened from the road by mature hedging, creating a lovely sense of privacy, with ample off street parking for four cars to the front, together with a garage.

The rear garden provides a wonderful outdoor space for relaxing and entertaining, with a generous area of lawn complemented by a paved patio, ideal for alfresco dining and relaxing. Further areas are laid to loose granite chippings, creating a low maintenance and versatile garden. From here, far reaching countryside views unfold beyond, providing a beautiful rural outlook and a particularly peaceful setting.

SERVICES

Mains electricity and metered water. Oil fired central heating. Private drainage via a cesspit.
Flood Risk - Very Low.
Broadband: Basic and Ultrafast are available up to 1800 Mbps (Ofcom).
Mobile phone: 02, Vodaphone, EE are likely (Ofcom).
Satellite and Fibre - Sky and BT are available.
Solar Panels.
Council Tax Band - C

VIEWINGS

Strictly and only by prior appointment via Stags' Truro office.

DIRECTIONS

From Three Burrows junction off the A30, proceed towards St Agnes on the B3277. At the Sevenmilestone junction take the left turn towards Towan Cross on Coast Road and proceed to Porthtowan. Continue on with Beach Road on your right hand side and proceed up Rose Hill then onto Chapel Hill where the property can be found up the hill on the left.

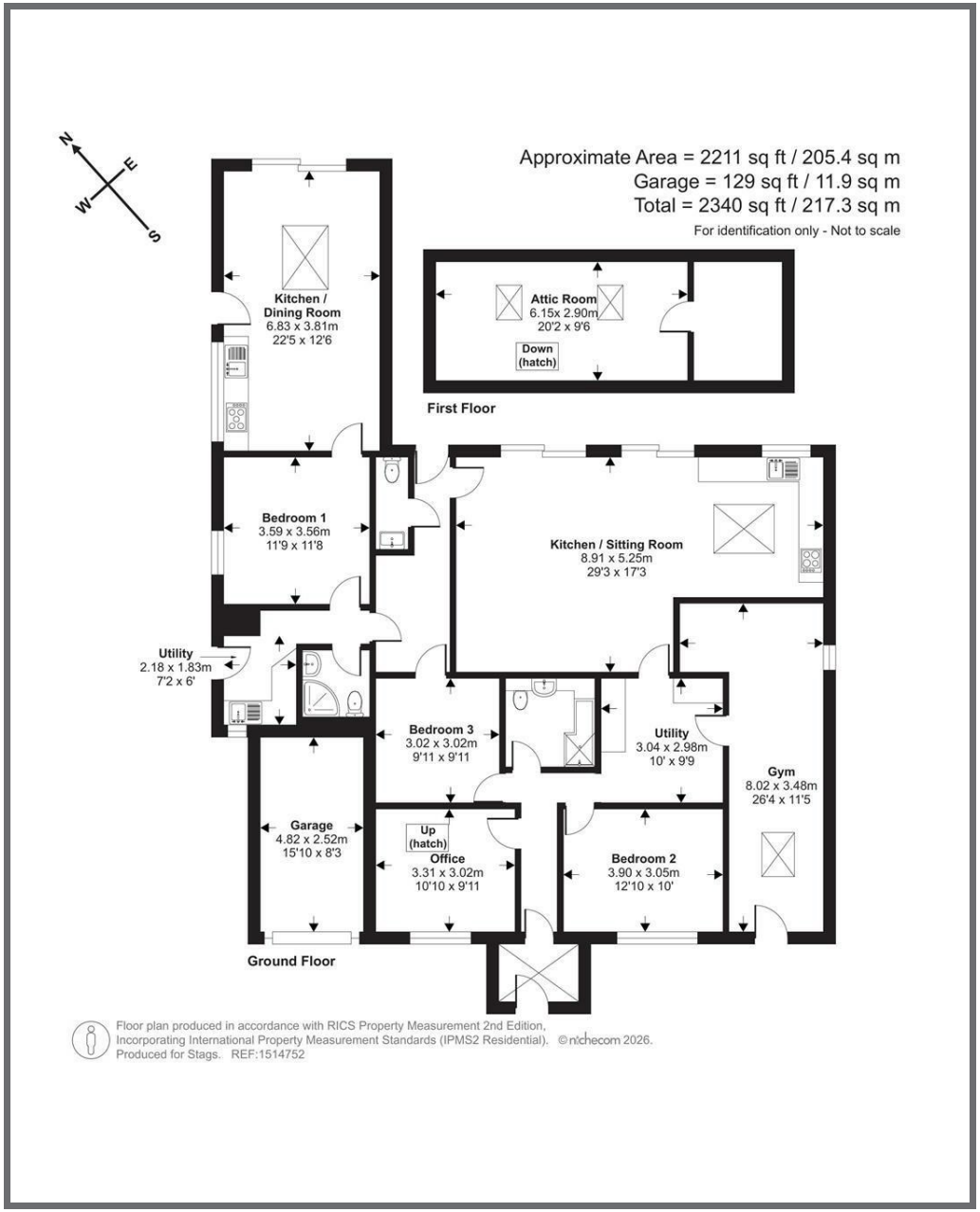


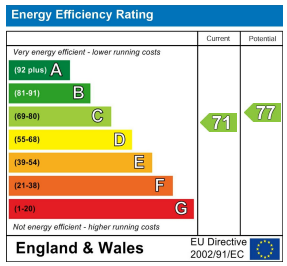




IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.







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