

LITTLE PORTION

TRESEAN, NR HOLYWELL BAY

JB ESTATES

EST.  1971

UNIQUE HOMESTAYS

EST. 2001

Little Portion

Tresean, Holywell Bay, TR8 5HN

Hidden away in an idyllic coastal setting just moments from Holywell Bay and Polly Joke, Little Portion is a one-bedroom Arcadian cottage, exquisitely renovated to offer warm and inviting interiors throughout. This charming retreat seamlessly combines real character with modern comforts, while outside, a thoughtfully landscaped garden is accessed via a covered patio terrace, leading to a hot tub and a pergola – inviting you to unwind in harmony with nature. Currently a successful holiday let with Unique Homestays, it presents an exceptional coastal escape or investment opportunity.

- One beautifully styled double bedroom alongside a well-appointed bathroom featuring elegant, traditional fittings
- Spacious and homely snug, complete with a wood burner and warm, inviting interiors.
- Open-plan kitchen, living and dining area, designed for both functionality and flow, incorporating a walk-in utility room and bespoke details throughout.
- Verdant cottage garden brimming with shrubs and coastal flowers, with a pergola, chiminea and hot tub.
- Prime central location, just a short walk from the dog-friendly surf beaches of Holywell Bay and Polly Joke.
- Little Portion is marketed by Unique Homestays as a profitable holiday rental under the name of Little Portion. All images copyrighted to Unique Homestays.
- In all approximately 931.7 sq. ft (86.6 sq. m). EPC Band E.

Holywell Bay 1 mile, Crantock 1.9 miles, Polly Joke 2.5 miles, Newquay Airport 12 miles, Bodmin Parkway Station 25 miles, Truro 11 miles, Exeter 90 miles

Viewings by appointment with JB Estates

GUIDE PRICE: £595,000

FREEHOLD



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THE PROPERTY

Set just outside Holywell Bay, Little Portion presents an enchanting one-bedroom cob cottage that has been lovingly renovated and extended. From the forget-me-not blue windows, red tin roof and thick cob walls, it is clear that every element has been thoughtfully curated to preserve the cottage's historical character while introducing modern luxuries that enhance both style and comfort.

Stepping inside, you are welcomed by a stunning snug with a log burner, reclaimed flooring and exposed stone walls, all seamlessly leading into the open plan living/kitchen/dining room. Defined by vaulted ceilings, rustic timber panelling and a second log burner, this light-filled room opens onto a beautifully landscaped garden, creating a seamless connection between indoors and out. A well-appointed utility area and a luxurious wet room, complete with a slipper bath and spacious double shower, complete the ground floor. Upstairs, the elegant double bedroom sits beneath a lofty beamed ceiling providing a tranquil and beautifully designed retreat that perfectly balances comfort and understated luxury.

OUTSIDE

Accessed via a pedestrian gate, a brick path leads you up to the cottage and a pretty patio garden framed by drifts of soft coastal planting. To the rear, the garden unfolds into a beautifully curated sanctuary, where a veranda creates an inviting covered terrace, a hot tub is tucked in the corner, complemented by a pergola nestled amid the lush planting. Here, a chiminea creates the perfect setting for cosy relaxed evenings after days spent exploring the coastline. A private parking space is conveniently located opposite the property, completing this idyllic coastal retreat.

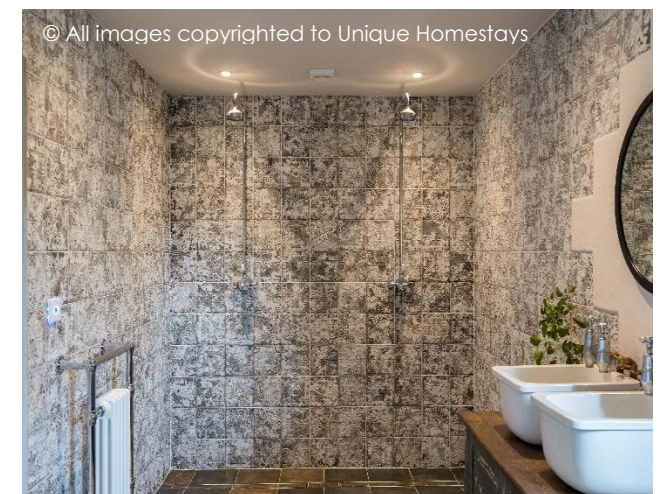
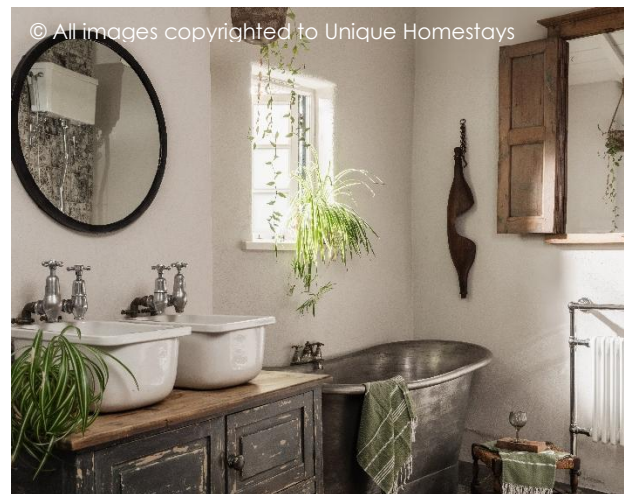
ACCOMMODATION

GROUND FLOOR: Snug | Utility room | Wet room with double shower and bath | Open plan living/kitchen/dining room with French doors to the rear garden

FIRST FLOOR: Double bedroom

SERVICES

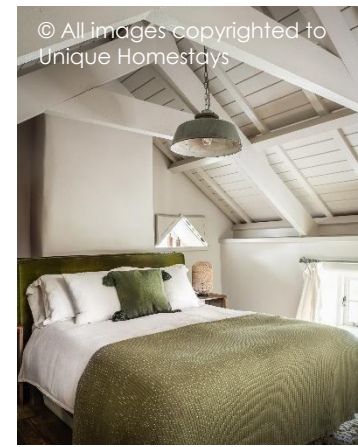
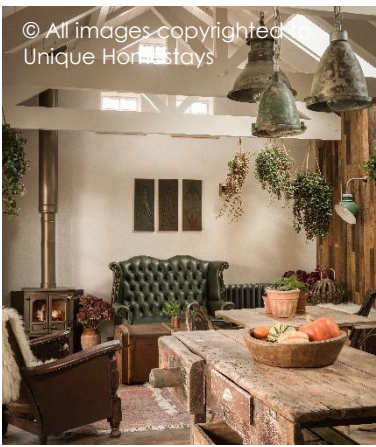
Mains water, electricity and drainage. Electric central heating.



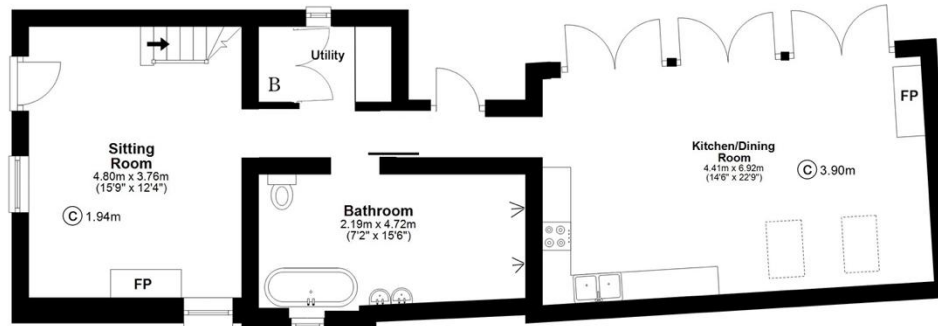


LOCATION:

Little Portion enjoys a peaceful rural setting in Tresean, just moments from the golden sands and laid-back charm of Holywell Bay, one of North Cornwall's most spectacular family-friendly beaches, renowned for its rolling dunes, dramatic coastline and iconic twin sea stacks, it was a key location in BBC's Poldark series. This sought-after stretch of coast offers soft golden sands and dramatic dunes, creating a perfect backdrop for beach days, while the consistent surf appeals to surfers and body boarders of all abilities. Little Portion also lies within easy access of a number of celebrated beaches including Crantock, Perranporth and Polly Joke, all ideal for swimming, surfing and relaxed coastal living. The nearby towns of Newquay and Perranporth provide a vibrant mix of restaurants, cafés, shops and everyday amenities, while the surrounding area is rich in natural beauty, with miles of the Southwest Coast Path offering breathtaking clifftop walks, invigorating sea breezes and the soothing sound of the Atlantic rollers. Combining tranquillity with accessibility, Little Portion is perfectly positioned to enjoy the very best of North Cornwall's coastal lifestyle. Whether you're drawn to sandy shores or scenic landscapes, this idyllic setting provides endless opportunities for outdoor adventure and peaceful relaxation.



Approx. 67.4 sq. metres (725.4 sq. feet)



First Floor

Approx. 19.2 sq. metres (206.2 sq. feet)



Little Portion
Total area: approx 86.6 sq. metres (931.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of doors, windows, rooms, and any other items are approximate, and no responsibility is taken for any error, omission, or mis statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.