



Gull Rock House
Lighthouse Hill | Portreath | Redruth | Cornwall | TR16 4LQ

An exceptional contemporary coastal residence commanding breathtaking views across Portreath, its harbour and the Atlantic Ocean.

Occupying a commanding elevated position above the coastline at Portreath, Gull Rock House is an exceptional contemporary residence offering approximately 6,284 sq ft of beautifully presented accommodation, together with spectacular views across the beach, harbour and open sea. Arranged across three floors and providing seven bedrooms alongside an impressive collection of reception and entertaining spaces, the property combines substantial proportions with a remarkable coastal setting.

Set within approximately 0.62 acres, Gull Rock House has been thoughtfully designed to complement its surroundings, combining natural stone elevations with clean rendered finishes and extensive glazing that takes full advantage of the outlook. A gated entrance, generous private parking, integral garage and a distinctive former turret within the grounds further enhance what is an outstanding and highly individual coastal home.

The property

Gull Rock House offers an exceptional arrangement of spacious and highly versatile accommodation, designed around both family living and entertaining while embracing its elevated coastal position. At the heart of the ground floor is an impressive contemporary kitchen and dining room, extending to over 32 feet in length and providing a substantial central space for everyday living and entertaining. An adjoining sunroom creates a further connection with the outside, while a separate utility room and pantry provide excellent practical accommodation.

A choice of reception spaces provides considerable flexibility. The main living room offers generous proportions, complemented by a separate snug and an impressive games room extending to over 21 feet. The games room also incorporates a fully equipped bar, creating an excellent dedicated space for entertaining. Together, these rooms provide a versatile collection of reception spaces, equally suited to relaxed family life and larger gatherings.

The first floor provides five bedrooms, including the superb principal suite. Generously proportioned, the principal bedroom incorporates a substantial dressing area and en-suite bathroom, with direct access onto a private balcony. From here, the elevated position becomes particularly apparent, with exceptional views extending across Portreath Beach and harbour, the surrounding cliffs and coastline, and far out across the Atlantic Ocean.

Four further bedrooms occupy this floor, supported by well-appointed bathroom and shower facilities, creating excellent accommodation for family and guests.

The second floor further demonstrates the scale and versatility of the house. Two additional bedrooms are complemented by further shower facilities, while a substantial TV room provides an impressive additional reception space. A separate office completes the accommodation, creating an excellent environment for home working away from the principal living areas.

Throughout Gull Rock House, the combination of generous proportions, contemporary presentation and extensive accommodation creates an exceptionally versatile residence, while its elevated position ensures the dramatic Cornish coastline remains an integral part of the experience of the home.









The gardens

Gull Rock House occupies a generous plot extending to approximately 0.62 acres, with its grounds and outside spaces positioned to take advantage of the property's remarkable coastal setting. A gated entrance opens onto extensive private parking, providing ample space for numerous vehicles and leading to the substantial integral garage. The grounds immediately surrounding the house have been designed with a contemporary approach, incorporating paved and gravelled areas alongside outside spaces from which to enjoy the exceptional outlook.

One of the property's most distinctive features is the separate former turret positioned within the grounds. Constructed in stone and enjoying its own commanding outlook towards the coast, this fascinating building is currently utilised as an additional reception space and offers considerable potential as a private office, studio or retreat.

The elevated position provides spectacular views across Portreath and its sandy beach, the historic harbour and rugged surrounding headlands before extending across the open Atlantic. Combined with the scale of the plot and the privacy afforded by the gated approach, the setting forms an integral part of Gull Rock House's appeal.

Location

Gull Rock House occupies an outstanding elevated position at Lighthouse Hill, overlooking the coastal village of Portreath on Cornwall's dramatic north coast. Centred around its historic harbour and sandy beach, the village offers a selection of shops, cafés and pubs, alongside excellent opportunities for surfing, swimming and enjoying the surrounding coastline.

The Southwest Coast Path passes through Portreath, providing access to spectacular cliff-top walks and the beautiful stretch of coastline towards Godrevy, with its secluded coves and far-reaching Atlantic views. The village also sits at one end of the popular Mineral Tramways Coast to Coast route, linking Portreath with Devoran on Cornwall's south coast. Despite its impressive coastal setting, Portreath remains conveniently positioned for wider amenities and transport connections. Nearby Redruth provides a comprehensive range of everyday facilities, together with access to the A30 and a mainline railway station offering direct services to London Paddington.

Cornwall

Cornwall, on England's southwestern coast, is a region of breathtaking natural beauty, famed for its dramatic cliffs, golden beaches, and turquoise waters. Its coastline stretches for over 400 miles, offering everything from world-class surfing at Fistral Beach in Newquay to peaceful, picturesque coves like Kynance and Porthcurno. Beyond the beaches, Cornwall is rich in heritage and charm, with historic fishing villages such as St Ives and Padstow, the iconic St Michael's Mount, and attractions like the Eden Project. Despite its coastal seclusion, Cornwall is well connected via the A30 trunk road, regular mainline train services to London, and flights from Newquay Airport, making it both a sought-after destination and a practical place to call home.

What 3 words

playfully.offerings.united

Services

Mains water, electricity and drainage. Ground source heating.
Freehold: tenure | Council tax Band: G | EPC: A94.
Solar panels. Electric vehicle charging point.

General information

To view the "Key facts for buyers" report/material information, please see the link titled "Material information".

Important information

Every effort has been made with these details, but accuracy is not guaranteed and they are not to form part of a contract. Representation or warranty is not given in relation to this property. An Energy Performance Certificate is available upon request. The electrical circuit, appliances and heating system have not been tested by the agents. All negotiations must be with Fine & Country Mid-West Cornwall. Before proceeding to purchase, buyers should consider an independent check of all aspects of the property. Further information on mobile coverage and broadband availability is found on ofcom and openreach 'checker' websites. Visit the Gov.uk website to 'check long term flood risks. General Data Protection Regulations: We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our office in St Mawes.

Viewing strictly by appointment with Fine & Country Mid-West Cornwall.



Gull Rock House, Lighthouse Hill, Portreath, Redruth

Approximate Area = 6284 sq ft / 583.8 sq m

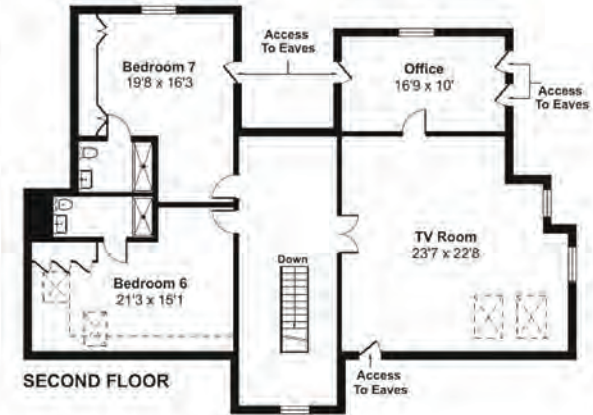
Limited Use Area(s) = 60 sq ft / 5.5 sq m

Outbuilding = 85 sq ft / 7.8 sq m

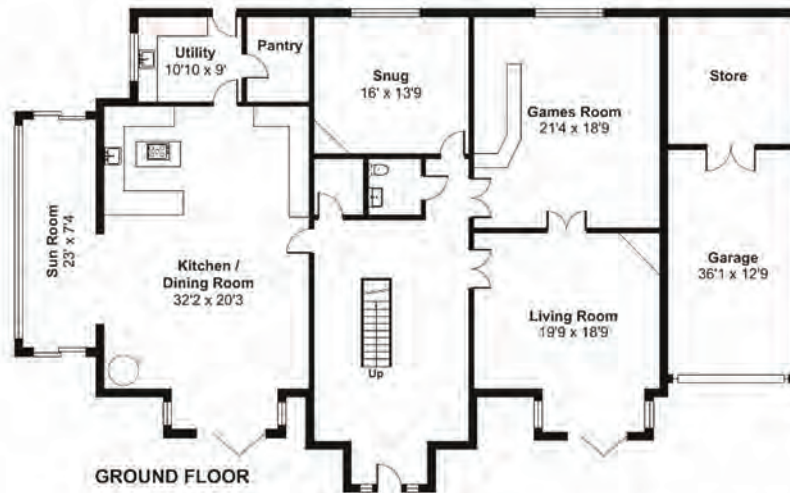
Garage = 459 sq ft / 42.6 sq m

Total = 6888 sq ft / 639.7 sq m

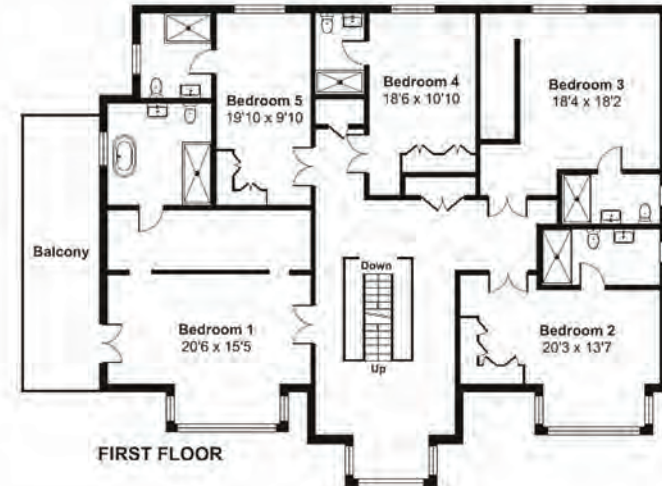
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