



Tramore House

Portreath



Tramore House, Lighthouse Hill, Portreath TR16 4LH

Perched on the hillside above Portreath, this wonderfully adaptable detached home enjoys far reaching, elevated views across the sea, harbour and village. Bathed in natural light and offering generous proportions throughout, the property presents an exciting opportunity for thoughtful remodelling or comprehensive renovation. Complete with parking and a garage, this north coast retreat sits within one of Cornwall's most popular coastal communities, perfectly placed for those seeking space, scenery and coastal living.

Distances

Portreath beach and harbour – 0.5;
Tehidy woods golf club – 2; Redruth (mainline rail) – 4.5;
Porthtowan – 4.5; Gwithian beach – 7.5;
Chapel Porth (St Agnes) – 7.5; Truro – 13.5;
Cornwall Airport (Newquay) – 28

(All distances are approximate and in miles)

The location

Tramore House enjoys an elevated position commanding panoramic views over the historic village of Portreath, the harbour and far out to sea with the iconic Gull Rock defining the bay. With its southerly aspect, views of the sunset are mesmerising, and they can be enjoyed from the property's terraces, sitting room, dining room and two of the bedrooms providing the perfect end to a day on the nearby beach.

Portreath's dog-friendly beach is popular with families, and the bay is a renowned surf spot. The harbour wall is one of Cornwall's most photographed coastal landmarks, particularly during storm season. The Beach Café and Atlantic Café Bar provide food and drinks with a relaxed and informal atmosphere.

As well as a surf shop, Portreath has a local supermarket, Post Office, bakery and a tearoom located within The Square. The village also has three pubs, one of which enjoys great views of the harbour and Smuggler's Cove, the smaller, sandy beach immediately to the west.

Portreath is beautifully positioned to explore so much that this section of the north Cornish coast has to offer, and country pursuits. Truro and historic villages are all within a short and often scenic drive.





The property

- Reverse level two storey coastal residence
- Views over the beach, out to sea, over the village and towards Smugglers Cove
- Walking distance of Portreath village and coastal footpaths
- South westerly aspect
- Sitting room with pitch pine ceiling, woodburner and beach views
- Kitchen flowing into the dining room with magnificent beach and sea views
- Study/4th bedroom
- Cloakroom
- Sunroom with garden access
- Two bedrooms with fine views over the beach
- Third double bedroom
- Family bathroom
- Utility room with garden access

Garden, garage & parking

- Driveway
- Double garage
- Range of southerly facing terraces
- Stepped gardens with areas of lawn interspersed with mature shrubs and palm trees

Tenure, services and general information

Freehold. Mains water, drainage and electricity. Oil-fired central heating. Solar panels on the garage roof. Originally built in 1970,

Broadband: Superfast Fibre is available in the postcode.

Council tax: band D

Directions

As you enter Portreath, continue past the school and at The Square in the centre of the village take the Lighthouse Hill turning on the right. Follow Lighthouse Hill up and around the steep bend. After a short distance, Tramore House is located on the right-hand side.

What 3 Words

///ample.mandolin.outwit

Tramore House, Lighthouse Hill, Portreath, TR16 4LH

Main House = 1725 sq ft / 160.2 sq m

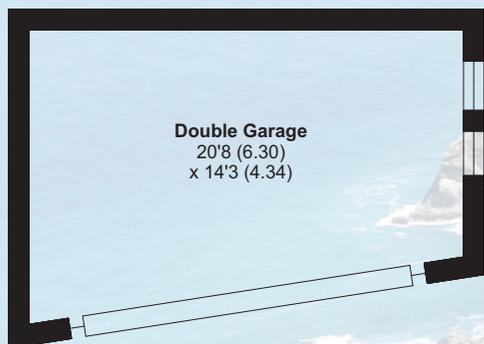
Total = 2028 sq ft / 188.3 sq m

Garage = 261 sq ft / 24.2 sq m

For identification only - Not to scale

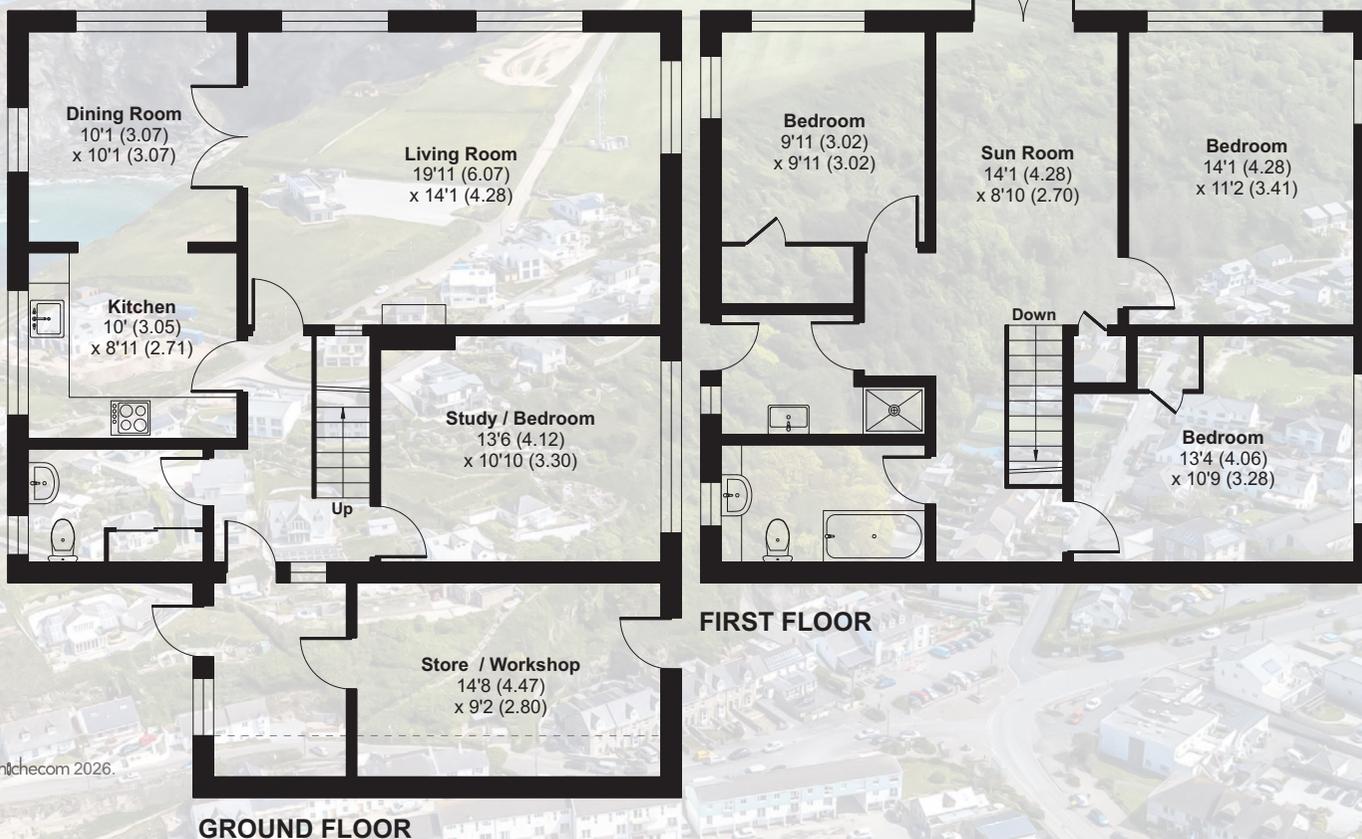


Denotes restricted head height



GARAGE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64 D
39-54	E	46 E	
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2026. Produced for Shore Partnership Limited. REF: 1418114

FIXTURES AND FITTINGS Only those fixtures and fittings mentioned specifically in the sales particulars are to be included in the sale. All others (including light fittings not mentioned, furniture, garden furniture, garden ornaments etc) are not included but may be available by separate negotiation.

IMPORTANT NOTICE Shore Partnership, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Shore Partnership has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



Ben Standen
Consultant



Tim May
Director



Ben Davies
Director

WHERE YOU LIVE MATTERS

Telephone: 01872 484484
Email: contact@shorepartnership.com

School House Office, Market Street,
Devoran, Truro, Cornwall, TR3 6QA

