



Melilot

The Lugger | Portscatho | Truro | Cornwall | TR2 5HE



Melilot

Set in an enviable, elevated position above The Lugger, Melilot is a beautifully appointed detached coastal home enjoying breathtaking, uninterrupted 180-degree views across the village, harbour, surrounding coastline, headlands and open sea. Offering privacy, parking and exceptional outside space, and available for sale for the first time in 44 years, this is a rare opportunity to acquire a discreet yet highly accessible property in one of the Roseland Peninsula's most desirable waterfront settings.

Accommodation Summary -

Gross Internal Floor Area: 1237 sq. ft. (114.8 sq. m.)

Ground Floor

Open Plan Kitchen / Dining Room, Double Bedroom, Family Bathroom.

First Floor

Living Room with Two Stainless Steel and Glass Balconies, Primary Double Bedroom, Family Shower Room.

Outside

Private Parking Space, Terraced Garden, Summer House, Path and Steps Access from The Lugger.



Property Description -

Melilot presents a thoughtfully arranged and highly appealing layout, designed to maximise both natural light and the extraordinary coastal outlook. The ground floor centres around a generous open plan kitchen and dining room, forming a sociable and functional living space ideal for both everyday use and entertaining. This level also accommodates a well-proportioned double bedroom with built-in wardrobes, alongside a family bathroom.

The first floor is particularly impressive, where the principal living room is positioned to fully capture the panoramic views. With direct access onto two balconies, recently upgraded in 2025 with sleek stainless steel and glass balustrading, this space offers a seamless connection to the coastal setting while enhancing both the aesthetic and sense of openness. The balconies provide an exceptional vantage point from which to enjoy the ever-changing harbour, coastline and open sea.

The primary bedroom, also on this level, is a spacious double with built-in wardrobes, complemented by a well-appointed family shower room. From this floor, there is also access to a large boarded loft, complete with lighting and a loft ladder, providing excellent additional storage.

Both bedrooms are generous doubles with integrated storage, and the overall accommodation strikes an excellent balance between practicality and lifestyle appeal, equally suited as a main residence or high-quality coastal retreat.



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Outside - Externally, the property offers a notably private and sheltered terrace, an exceptional feature given its central village position. This outdoor space provides an ideal setting for al fresco dining, relaxation and entertaining, further enhanced by the presence of a charming summer house.

Access to the property is via a characterful pathway and steps leading up from The Lugger, adding to the sense of seclusion and elevation. Importantly, Melilot also benefits from its own private parking space, a valuable and increasingly rare asset within the village.

Summary. - Melilot is a discreet yet striking coastal home, combining privacy, practicality and some of the finest views available in Portscatho. With its elevated position, versatile accommodation, outside space and parking, it represents a compelling opportunity to secure a distinctive property in a highly sought-after waterfront location.





Location Summary

(Distance and times are approximate)

Beach and village centre: 350 yard walk. St Mawes: 4 miles (20 minutes pedestrian ferry to Falmouth). King Harry Car Ferry: 5 miles. Truro: 9 miles by car ferry or 15 miles. St Austell: 15 miles (London Paddington circa 4.5 hours by rail). Falmouth: 15 miles by car ferry. Cornwall Airport Newquay: 24 miles, daily flights to London (70 minutes).

Portscatho

Portscatho is an attractive, unspoilt coastal village in the outstanding natural beauty of the Roseland Peninsula. It has a small harbour, safe beaches, lovely country and cliff walks, and sailing and other facilities within easy reach. There are sufficient shops for day to day and other needs, a Post Office, 2 pubs and a restaurant. In addition, there is a Church, Doctors' surgery and Squash club. The local primary school is less than half a mile distant.



Local Amenities

Nearby St Mawes has a wide range of amenities, which are open all year, including bakers, convenience store, post office/newsagent, doctors, dentist, pharmacy, village hall, social club, churches, delicatessen and clothing shops. The village also has two public houses, and an excellent range of cafes, restaurants, art galleries, gift and ice cream shops. Olga Polizzi's Hotel Tresanton and the chic Idle Rocks Hotel both lure the rich and famous. The village has superbly varied and accessible sailing waters, an active sailing club, gig rowing club, tennis club and bridge club.

Fine Dining Restaurants

Fine dining Michelin star and celebrity chef restaurants are in abundance, including Rick Stein (Padstow), Rob Eden (Watergate Bay), Adam Handling (Newquay), Nathan Outlaw (Port Isaac) and Paul Ainsworth (Padstow and Rock). On the Roseland is Guy Owen at The Idle Rocks Hotel in St Mawes. Paul Wadham at Hotel Tresanton in St Mawes and Simon Stallard at The Hidden Hut on Porthcurnick Beach and The Standard Inn in Gerrans.

Cornwall

The Duchy of Cornwall offers a range of attractions such as the Eden Project, the National Maritime Museum, the Lost Gardens of Heligan and the Tate Gallery. The Cathedral City of Truro is the main financial and commercial centre of Cornwall. It has a fine range of shops, private schools, college and main hospital (RCH Treliiske).



Important Notice

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, appliance and heating system have not been tested by the agents. All negotiations must be with H Tiddy. Before proceeding to purchase, buyers should consider an independent check of all aspect 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.



General Information

Services: - Mains water, electricity and drainage. Oil-Fired Central Heating. Electric Underfloor Heating.

Energy Performance Certificate Rating: - E.

Council Tax Band: E.

Land Registry Title Number: CL246793.

Freehold.

Viewing: - Strictly by appointment with H Tiddy Estate Agents. Prior to making any travel arrangements please liaise with us.

Key Facts for Buyers

Scan this QR Code, visit our website or contact us.



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