



Bay Cottage

Portloe



Bay Cottage, Portloe, The Roseland TR2 5QX

A traditional fisherman's cottage tucked just above Portloe harbour, remodelled and much improved to create stylish open plan living, three comfortable bedrooms and a generous garden opening directly onto the South West Coast Path.

Distances

South West Coast Path – direct access from the garden; Luggar Hotel and harbour – 25 yards; The Ship Inn – 150 yards; Veryan – 1.5; Portscatho – 6.2; St Mawes – 8.2; Truro (Waitrose) – 10.2; Cornwall airport – 20.7; Falmouth (not via King Harry Ferry) – 21

(All distances are approximate and in miles)

The Location

Portloe is a picturesque fishing village on Cornwall's Roseland Peninsula, tucked between steep cliffs and centred around a charming working harbour where fishing boats still shelter on the tide. Known for its narrow lanes, traditional cottages and unspoilt coastal setting, it offers a wonderfully peaceful base from which to enjoy this beautiful part of The Roseland, whether as a permanent home, coastal retreat or holiday let.

The South West Coast Path is close at hand, with direct access from Bay Cottage's garden. Within approximately 100 metres, the path opens to far-reaching views west towards Gull Rock and Nare Head, and east towards the Dodman, with miles of spectacular coastal walking in both directions.

Portloe has a timeless charm and was famously described by Sir John Betjeman as "one of the least spoiled and most impressive of Cornish fishing villages." The village is home to The Luggar Hotel and the community-owned Ship Inn, giving residents and visitors a welcoming local hub within walking distance.

Further amenities are available in nearby Veryan, including the New Inn, a tennis club and primary school, while Portscatho offers The Standard Inn, The Hidden Hut, the Harbour Club and additional village facilities. Secondary schooling is available at Tregony, with St Mawes and Truro providing a wider range of shops, restaurants, sailing, cultural attractions and transport links.





The Property

- Traditional fisherman's cottage set just above Portloe harbour
- Fabulous open plan living, kitchen and dining room
- Welcoming sitting area with woodburner
- Fitted kitchen with access to the rear courtyard and garden
- Ground floor WC and utility / storage
- Three first floor bedrooms
- Family shower room

The Garden

- Private rear patio with steps rising to the lawned garden
- Main garden area laid to lawn
- Double aspect summerhouse
- Direct access onto the South West Coast Path
- Raised gravel seating area with views towards the harbour
- Communal parking to the front of the property
- Public car park available at the top of the village



Tenure, services and material information

Freehold. Mains electricity, mains water, mains drainage, LPG gas for hob, oil-fired central heating. Council Tax: band D
Broadband: FTTC (source: <https://www.openreach.com/broadband-network/fibre-availability>)

Directions

Proceeding into Portloe from either direction, continue towards the centre of the village and head down towards the harbour and The Lugger Hotel. As you face the harbour and The Lugger Hotel, Bay Cottage is the first cottage on your right. Parking can be found in front of the property.

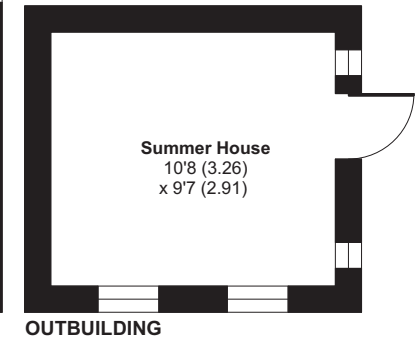
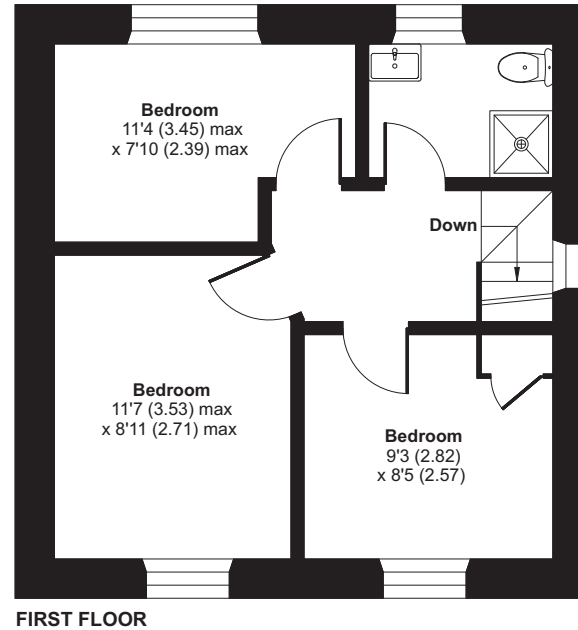
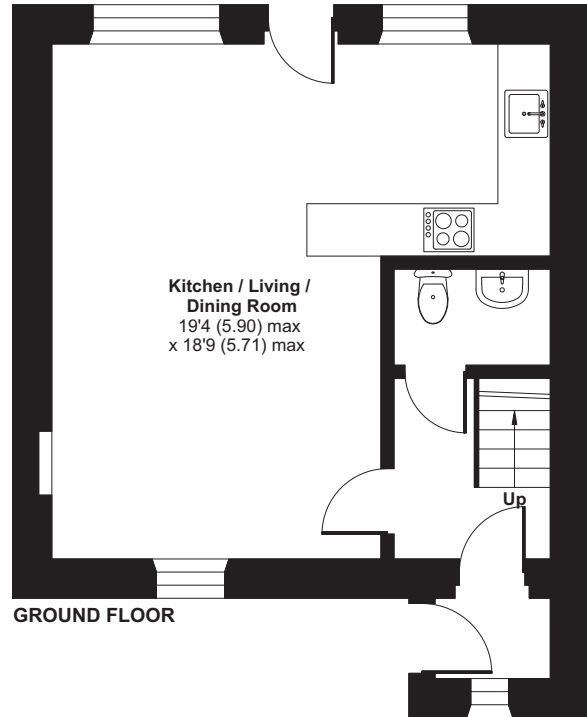


What3Words

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Bay Cottage, Portloe, Truro, TR2

Main House = 745 sq ft / 69.2 sq m
 Total = 847 sq ft / 78.6 sq m
 Outbuilding = 102 sq ft / 9.4 sq m
 For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	66 D	
39-54	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). © nitchecom 2025. Produced for Shore Partnership Limited. REF: 1442234

FIXTURES & 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.

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