

THE LODGE

PORTHPEAN



JB ESTATES

EST.  1971

THE LODGE

Porthpean Beach Road, Porthpean, PL26 6AX

On the market for the first time ever, this beautifully presented three-bedroom detached cottage is quietly situated within minutes of Porthpean Beach. Framed by mature trees and greenery, The Lodge enjoys views of the sea through the surrounding tree canopy and has been thoughtfully refurbished to blend period character with contemporary comfort. Currently operating as a successful holiday let, it offers an appealing opportunity as a family home or private coastal retreat.

- An extremely rare and exciting opportunity.
- Open-plan living, kitchen and dining area, featuring a fireplace and dual aspect windows
- Additional sitting room, utility room and ground floor shower room
- Three bedrooms comprising of two stylish double bedrooms alongside a bunk bedroom, a family bathroom, separate W.C.
- Sea views from the first floor through the canopy of the surrounding trees.
- Driveway parking with space for storing paddleboards or a dingy and a sunny patio terrace.
- Prime location, just a short walk from Porthpean Beach and Sailing Club.
- In all approximately 1019.3 sq. ft (94.7 sq. m). EPC Band E.

Porthpean Beach less than 0.1 miles, St Austell 2 miles, Bodmin Parkway Station 14.2 miles, Truro 16.5 miles, Exeter 76.4 miles

Viewings by appointment with JB Estates

Guide Price: £695,000

FREEHOLD





THE PROPERTY

Tucked away in a tranquil, leafy position, The Lodge is situated just moments from Porthpean Beach. Timeless and charming, this beautifully presented coastal cottage has been thoughtfully designed to create a comfortable and characterful retreat. Approached via a private driveway, the property offers a light-filled open-plan kitchen, living and dining space with an open fireplace, flowing into a separate sitting room and utility room. The utility room opens directly onto the rear patio, with a conveniently positioned shower room - perfect for rinsing off after a day spent on the beach.

Upstairs, the appeal continues with a principal bedroom enjoying glimpses of the sea through the surrounding treetops and ensuite W.C. A second double bedroom, a family bathroom and a bunk bedroom complete the first-floor accommodation.

Currently operating as a successful holiday let, The Lodge offers an attractive opportunity as a private coastal retreat, holiday home or main residence.

ACCOMMODATION

GROUND FLOOR: Sitting room | Open-plan living, kitchen, dining room | Utility room | Shower room

FIRST FLOOR: Principal bedroom | Double bedroom | Family bathroom | Bunk bedroom

OUTSIDE

Approached via a private gravelled driveway, The Lodge offers parking for at least two vehicles. Enclosed by mature hedging and established trees, the property enjoys a wonderfully private and peaceful setting. A sun-drenched rear patio terrace provides an inviting space for outdoor dining and relaxation, along with external access into the utility room.

SERVICES

Mains water, electricity and drainage. LPG heating.

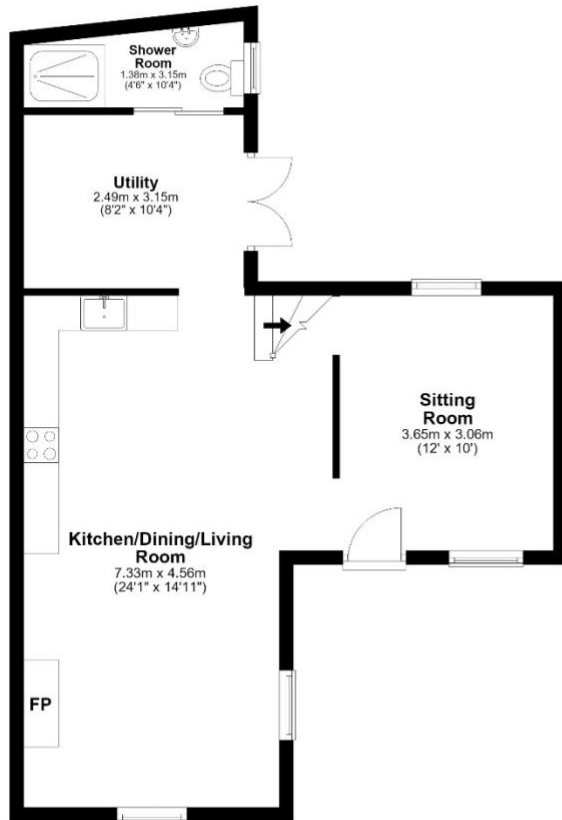




LOCATION: Porthpean is one of South Cornwall's best kept secrets. This stunning beach nestles between St Austell and Charlestown and is backed by protected wooded valleys and rolling countryside. Sheltered and south-facing, the beach is ideal for swimming, paddleboarding or lazy days relaxing by the water, while Porthpean Sailing Club adds a lively waterside community and providing sailing and water sports on the beach. The surrounding coastline offers beautiful walks and far-reaching sea views, with the Southwest Coast Path running along the cliffs above the beach towards Duporth and Charlestown. Just a short distance from St Austell, Porthpean is perfectly placed for exploring the wider Cornish coast, with the historic harbour village of Charlestown, the Lost Gardens of Heligan and the Eden Project all within easy reach. St Austell itself provides a wide range of shops, cafés, restaurants and everyday amenities.

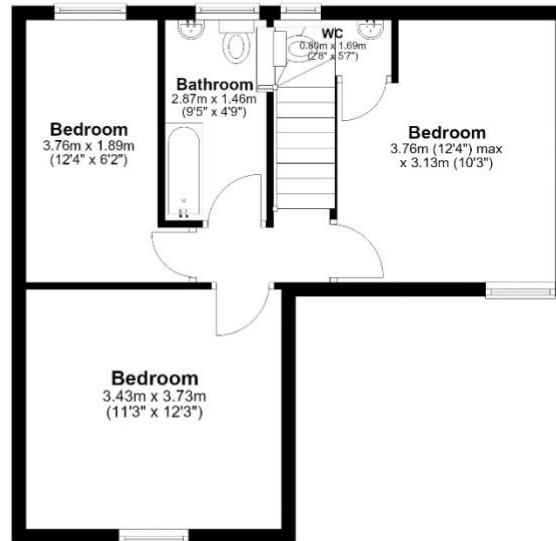
Ground Floor

Approx. 53.0 sq. metres (570.7 sq. feet)



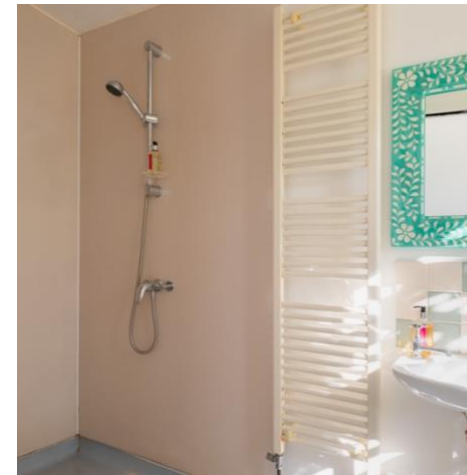
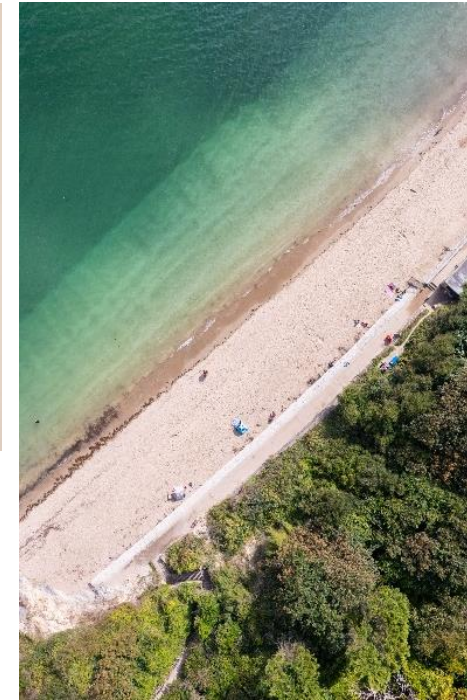
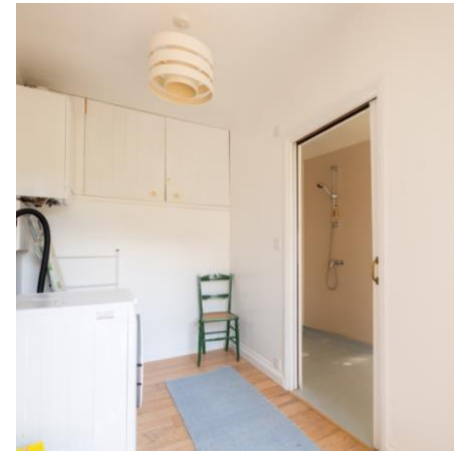
First Floor

Approx. 41.7 sq. metres (448.6 sq. feet)



Total area: approx. 94.7 sq. metres (1019.3 sq. feet)

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.



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