



THE BUNGALOW ST. ANTHONY

BOHORTH, PORTSCATHO,
TR2 5EY

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS



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BOHORTH
TR2 5EY

COASTAL BUNGALOW WITH PLANNING CONSENT

A rare and exceptionally peaceful coastal opportunity to purchase a detached two-bedroom (non-mundic) bungalow located within the highly protected hamlet of Bohortha on the Roseland Peninsula. Complete with planning consent to replace with a four-bedroom stone-faced farmhouse.

Enjoying a south-facing position, sea views from the garden and lane in front of the property, access to breath-taking coastal walks just moments away, the property offers exceptional potential as either a renovated boutique retreat or as new build traditional stone farmhouse in this magical National Trust-protected location.

GUIDE PRICE £295,000

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GENERAL COMMENTS

An exceptionally rare opportunity to acquire a detached two-bedroom bungalow in the highly sought-after coastal hamlet of Bohortha, complete with planning consent to replace with a four-bedroom stone-faced farmhouse. Properties in this magical corner of the Roseland Peninsula seldom become available, and this property offers potential to renovate, extend and improve a home in a truly idyllic setting.

Enjoying a south-facing position, the property sits within a small farm courtyard surrounded by listed farmhouses and traditional stone barns, all within a designated conservation area. The setting is one of timeless rural beauty, surrounded by approximately 400 acres of protected National Trust coastal farmland, where no new development has taken place since 1952.

The property benefits from planning permission to create off-road parking for two vehicles, with potential to create a garage (subject to the necessary consents). There is a patio and garden area.

Whether you wish to proceed with the approved plans for a new four-bedroom farmhouse or renovate the existing bungalow to create a beautifully situated and accessibly priced coastal home, this property presents a truly special opportunity.

PLANNING PERMISSION

Full details can be found via the Cornwall Council Planning Portal via the reference number PA25/00227 for replacement self-build dwelling with associated works.

LOCATION

Bohortha is a peaceful and unspoilt hamlet located on St Anthony Head, part of the Roseland Peninsula Area of Outstanding Natural Beauty. From the property, breathtaking coastal views are just a one-minute walk away on the nearby coast path. Within a five-minute walk lies a secluded National Trust beach, the St Mawes estuary, the historic Place House, and the foot ferry to St Mawes.

The South West Coast Path can be accessed directly from the property, offering stunning walks around St Anthony Head, past beaches, and onwards to Portscatho — both destinations within a 30-minute walk. Both the creek, beach and ferry point to St Mawes adjacent to Place House and the National Trust beach Porthbeor are only 5 minutes walk across fields.



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VENDOR COMMENTS - LIFESTYLE & DESIGN POTENTIAL

The bungalow is in good general order, whilst now offering buyers an exciting opportunity for cosmetic refurbishment and reimagining. The exterior and gardens have not been renovated as the future buyer may wish to undertake landscaping as granted in the planning application.

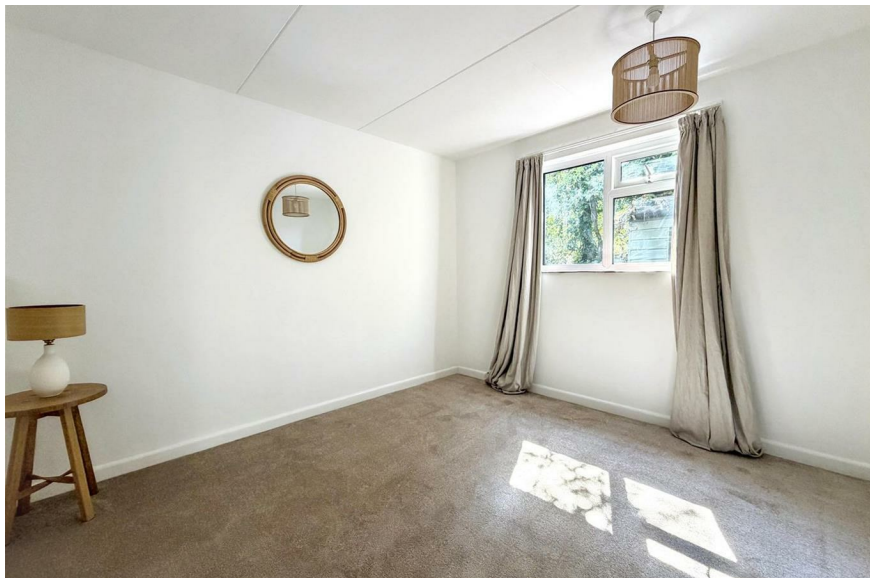
The property sits within a quiet traditional farm courtyard operated by a tenant farmer on behalf of the National Trust, creating a uniquely un-spoilt setting surrounded by 400 acres of protected national Trust countryside and coastline. Only 15 privately owned dwellings exist within the hamlet,

making opportunities to purchase here exceptionally rare and offering a level of peace and tranquility seldom found in Cornwall today.

From both the garden and the quiet lane outside the property there are attractive sea views, while any future second-floor accommodation would enjoy elevated coastal outlooks from upstairs windows across the surrounding creeks and coastline.

The current planning consent allows for the construction of a substantial new-build farmhouse-style dwelling. However, the existing bungalow also

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presents exciting alternative possibilities for buyers seeking a smaller boutique coastal retreat.

Subject to any necessary consents, the existing footprint could potentially be renovated and sympathetically styled as a luxury coastal escape, or extended upwards to create a striking reverse-level home with a large open-plan living and dining space designed to maximise the elevated sea views.

With its protected National Trust surroundings, remarkable tranquillity and flexibility for future development, this is a genuinely unique lifestyle property.

The property would lend itself beautifully to a relaxed boutique coastal aesthetic inspired, combining warm layered lighting, natural textures, soft neutral tones and understated luxury. The peaceful setting and protected surroundings create the perfect opportunity for a refined coastal retreat with an emphasis on calm, comfort and understated elegance.

LOCAL AMENITIES

The nearby villages of Gerrans and Portscatho provide a variety of local amenities including a village shop with post office, art galleries, and several highly regarded dining options such as The Boathouse, The Plume of Feathers, and Tatams Tavern. The Harbour Club offers panoramic sea views from its balcony, while the renowned Hidden Hut above Porthcurnick Beach is famed for its outdoor dining and spectacular coastal vistas.

Portscatho also offers a doctor's surgery, village hall, and beautiful sandy beach with calm sailing waters. Nearby Gerrans features a church, cricket club, The Standard public house, a village garage, the Heritage Centre, and Gerrans Primary School.

In greater detail the accommodation comprises (all measurements are approximate):

HALL

LOUNGE/DINING ROOM

3.63 x 3.35 (11'10" x 10'11")

KITCHEN

3.33m x 1.68m (10'11 x 5'6)

BEDROOM 1

3.35 x 3.02 (10'11" x 9'10")

BEDROOM 2

3.35 x 2.26 (10'11" x 7'4")

BATHROOM

SERVICES

Private drainage, mains electricity and water.

N.B

The electrical circuit, appliances and heating system have not been tested by the agents.

VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

Please note that we recommend parking in Bohortha and walking to the property. Further details on access can be requested from the agent.

TENURE

Freehold.

COUNCIL TAX

Band C.

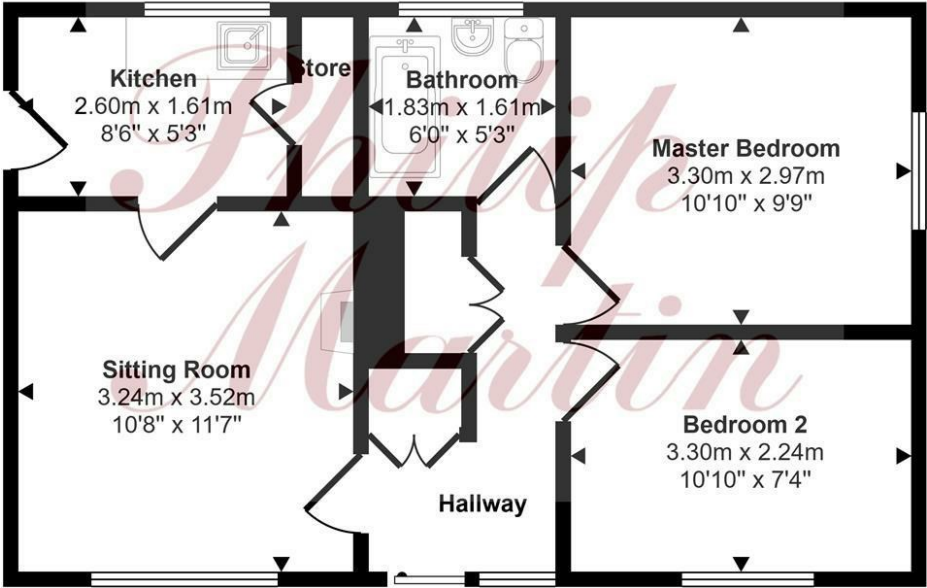
DIRECTIONS

From the centre of Portscatho, follow the road signposted towards Bohortha and St Anthony Head. Continue out of the village, keeping the sea on your left, and follow the lane through Gerrans and onwards Port Farm. Stay on this road as it winds through the countryside, passing Towan and Port Farm, before reaching the small hamlet of Bohortha. The property will be found on your right-hand side, identified by a Philip Martin for sale board.

DATA PROTECTION

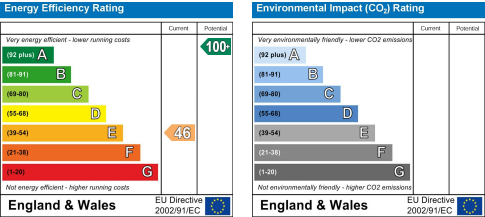
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Approx Gross Internal Area
46 sq m / 498 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.







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