

STAGS

Springfield

Forthvean Road

Porthtowan, Truro, Cornwall, TR4 8AY

Beach 0.6 miles – St. Agnes 3.2 miles – Truro 11.2 miles

A beautifully presented detached property in a sought-after location close to the North Coast.

- Popular Village Position
- 2 Reception Rooms
- Beautiful Garden
- Workshop
- Freehold
- 3 Bedrooms
- Kitchen & Utility
- Bathroom & Shower Room
- Off Road Parking
- Council Tax Band: D

Guide Price £495,000

SITUATION

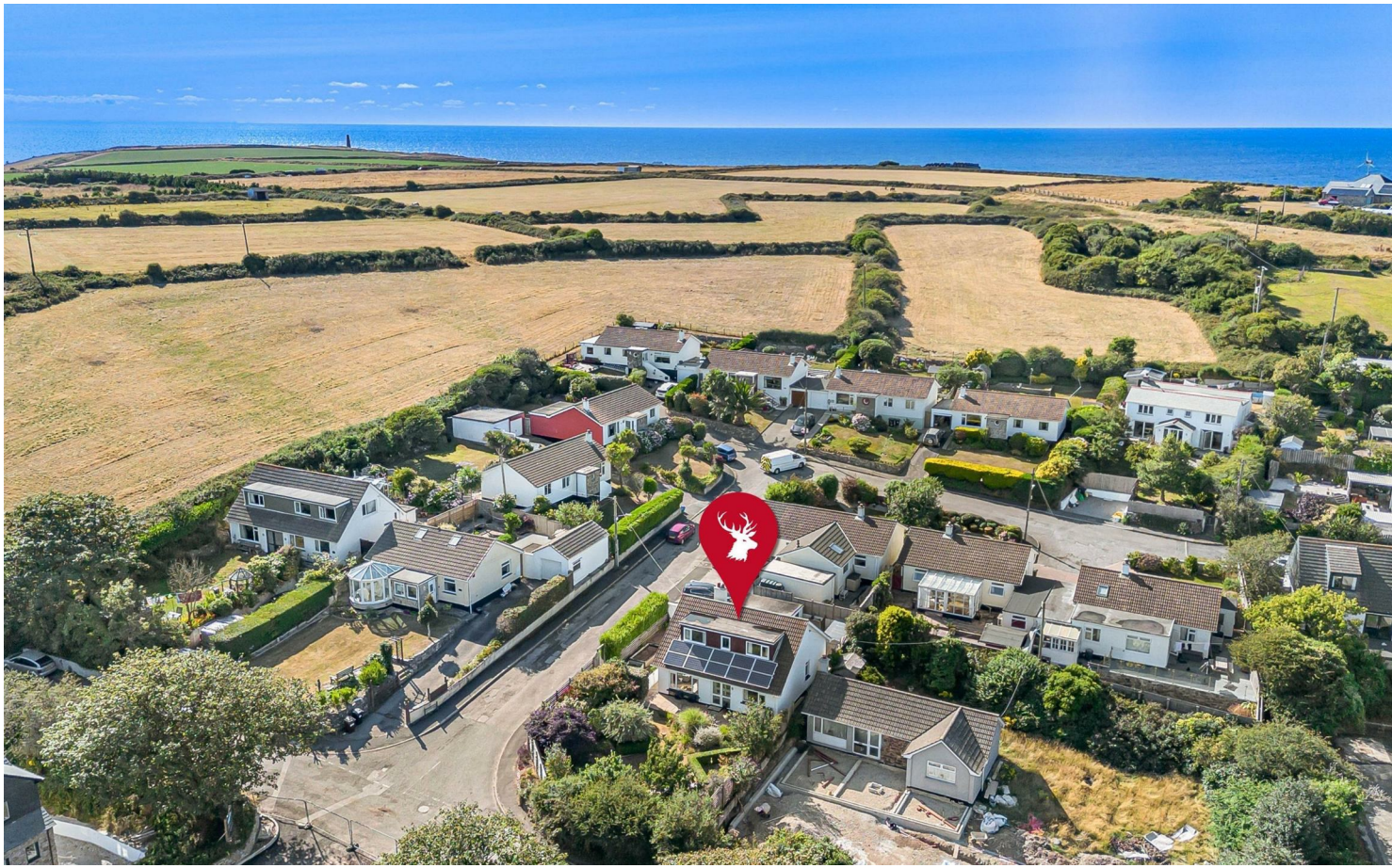
The property enjoys a popular position in the coastal village of Porthtowan on Cornwall's sought-after North Coast, renowned for its Blue Flag beach, excellent surfing, stunning coastline and access to the South West Coast Path.

The village offers a range of everyday amenities including a village store with Post Office, cafés, pubs and restaurants. Conveniently located between St Agnes and Portreath, the property is approximately eight miles from the Cathedral City of Truro, which provides extensive shopping, highly regarded schools, leisure facilities, a mainline railway station with direct services to London Paddington, and easy access to Newquay Airport.

DESCRIPTION

This beautifully presented and versatile home has been tastefully and thoughtfully modernised by the current owners, creating a property that is ready to move straight into.

The front door opens into a bright and welcoming entrance hall, with stairs rising to the first floor and doors leading to the principal reception rooms. The spacious sitting room with a multi fuel burning stove, provides a comfortable and inviting living space, enjoying a pleasant outlook over the garden.







The dining room also overlooks the garden and offers an excellent setting for entertaining family and friends.
The well-appointed kitchen is fitted with a range of base units and drawers, complemented by granite worktops. It features an inset sink, space for a range cooker with an extractor hood above, and space for a dishwasher. The kitchen flows seamlessly into a generous utility room, fitted to match and providing additional storage, along with space and plumbing for further appliances. From the utility room, doors lead to both the parking area and the enclosed rear courtyard.
Completing the ground floor is a family bathroom and a double bedroom, which benefits from sliding doors opening directly onto the rear courtyard.
The first floor comprises a landing with built-in eaves storage cupboards, a shower room, and two further bedrooms. The principal bedroom enjoys an outlook to the front and also benefits from useful eaves storage.

OUTSIDE

A particular highlight of the property is its beautifully landscaped garden, thoughtfully redesigned by the current owners to create an attractive and well-balanced outdoor space. The main garden is predominantly laid to lawn and is complemented by a variety of mature shrubs, ornamental trees and well-stocked flower beds, together with a paved terrace that provides an ideal setting for outdoor dining and entertaining.
To the side of the property, a productive vegetable garden has been established with a selection of raised beds, while to the rear an enclosed courtyard offers a private seating area and provides access to a useful workshop with power and lighting.

SERVICES

Mains water. Mains electricity with the addition of solar panels.
Private drainage via a septic tank. Gas central heating via LPG.
Internet: Standard and Ultrafast available (Ofcom).
Phone Signal: Variable outdoor (Ofcom).
Please note the agents has not inspected or tested these services.

VIEWINGS

Strictly by prior appointment with the vendor's appointed agents, Stags.

DIRECTIONS

What3words.com: ///wealth.resembles.cafe

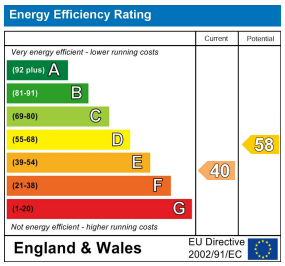






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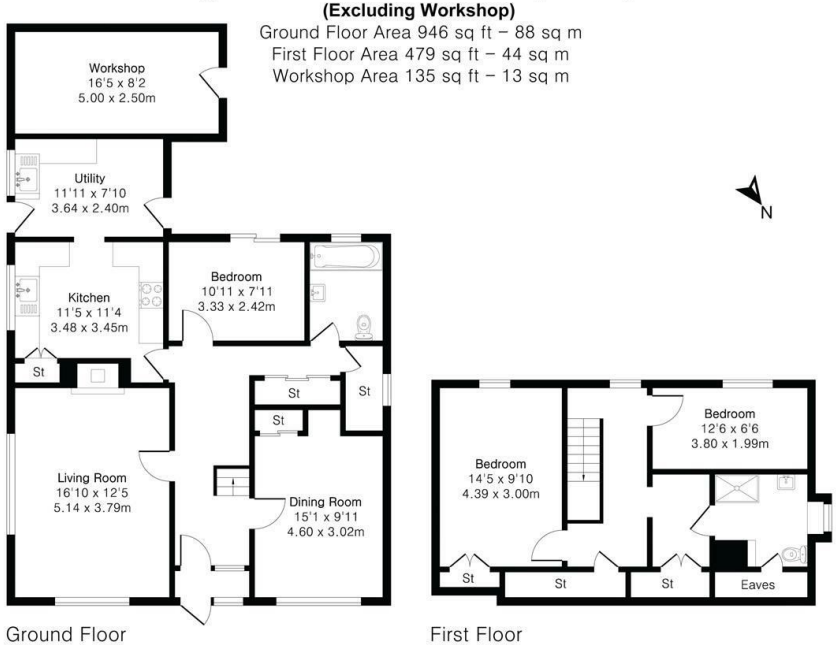


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Approximate Gross Internal Area 1425 sq ft - 132 sq m
(Excluding Workshop)
Ground Floor Area 946 sq ft – 88 sq m
First Floor Area 479 sq ft – 44 sq m
Workshop Area 135 sq ft – 13 sq m



PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.