



Cove Cottage

Portloe | Truro | Cornwall | TR2 5RD.



Cove Cottage -

A quintessential and beautifully positioned Grade II Listed fisherman's cottage overlooking the harbour in the heart of Portloe, commanding superb sea and headland views from its principal rooms and sun terrace. Rich in character and perfectly orientated, this charming coastal retreat offers an exceptional opportunity to acquire an authentic Cornish cottage in one of the Roseland Peninsula's most coveted settings.

Accommodation Summary -

Internal Floor Area 758 sq. ft. (70 sq. m.)

Ground Floor

Sitting Room with Wood Burner and Door to Terrace, Dining Room, Shaker Kitchen.

First Floor

Three Bedrooms, Family Bathroom.

Outside

South-facing terrace overlooking the harbour



Property Description -

Perfectly positioned just above the harbour, Cove Cottage enjoys a prized south-facing aspect, affording breathtaking views across the sea and surrounding headlands. This character-filled former fisherman's cottage exudes warmth and charm, with a wealth of period features that reflect its heritage and coastal setting.

The sitting room forms a welcoming and atmospheric space, centred around a feature fireplace with wood burner, and opening directly onto the front terrace where the views can be fully appreciated. A separate dining room and well-appointed shaker kitchen provide a practical yet inviting layout, ideal for both relaxed living and entertaining.

Upstairs, three bedrooms offer comfortable accommodation, complemented by a family bathroom. The principal rooms are perfectly positioned to take full advantage of the outstanding outlook, creating a constant connection to the sea.



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Externally, the south-facing paved terrace is a standout feature, providing a private vantage point from which to enjoy the ever-changing coastal scenery, from morning light over the harbour to evening sunsets across the water.

Cove Cottage represents a rare opportunity to secure a traditional Cornish coastal home in an exceptional position, equally suited as a refined holiday retreat or an enchanting full-time residence.





Location Summary

(Distance and times are approximate)

South West Coastal Path: 50 yards. Bus Stop: 100 yards (no 51 bus to St Austell via Veryan and Tregony). The Luggar Hotel: 40 yards. Portloe Harbour: 40 yards. The Ship Inn Public House: 250 yards. Veryan Post Office and Stores: 1.3 miles. Carne Beach: 2.3 miles. Truro: 10 miles. Cornwall Airport Newquay: 22 miles (flights to London, other UK Regional Airports and European Destinations). St Austell: 12 miles (London Paddington 4.5 hours by direct train).

Portloe

Portloe is a very attractive, protected and unspoilt fishing village, located on the Roseland Peninsula, an Area of Outstanding Natural Beauty with safe sailing waters. It has a fine hotel, a public house, bus service and Fibre Broadband.

The village of Veryan is approximately 1.5 miles, and provides a primary school, Church, mini-market / post office and public house. St Mawes and Tregony have more comprehensive facilities and are approximately 10 miles and 5 miles away respectively. Carne Beach, owned by the National Trust, offers a wide expanse of clean sand and safe bathing and is about 2.3 miles away.

The market town of St Austell and Cathedral City of Truro are about 10 miles away, Truro being the commercial and judicial centre for Cornwall. It also has a main line inter-city railway link, with branch services to the port of Falmouth.



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), Nathan Outlaw (Port Isaac), Paul Ainsworth (Padstow and Rock). Rising stars on The Roseland Peninsula include Simon Stallard at The Hidden Hut on Porthcurnick Beach and The Standard Inn in Gerrans, Paul Wadham at Hotel Tresanton, St Mawes, Guy Owen at the Idle Rocks, St Mawes and Michael Golez at The Luggar Hotel in Portloe. The Ship Inn Public House in Portloe has recently been taken over by the local community and Head Chef Ben Peters has already gained a fantastic reputation for wonderful food.

Cornwall

The Duchy of Cornwall offers a range of accessible attractions such as the Eden Project, the National Maritime Museum, the Lost Gardens of Heligan, and the Tate Gallery. The Cathedral City of Truro has a fine range of stores, private schools, college and the main hospital in the county (RCH Treliske). Both Falmouth University, Truro College and Cornwall Airport at Newquay are rapidly expanding.

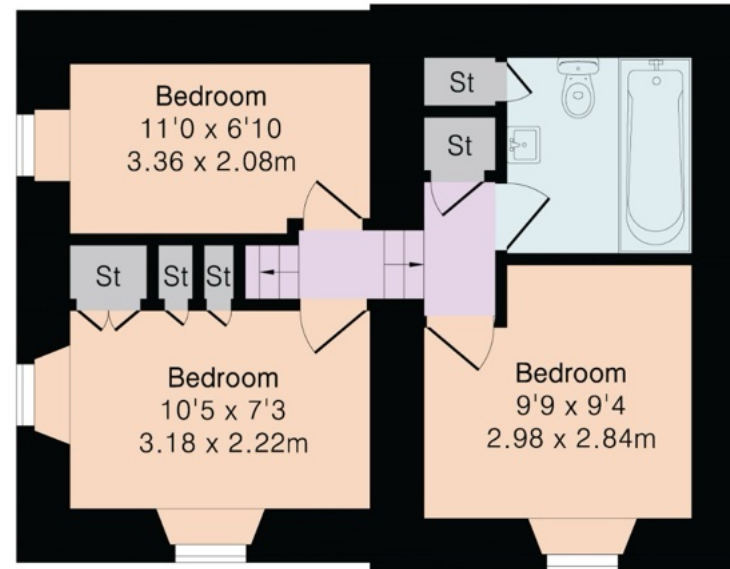
Approximate Gross Internal Area 758 sq ft - 70 sq m

Ground Floor Area 379 sq ft – 35 sq m

First Floor Area 379 sq ft – 35 sq m



Ground Floor



First Floor

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.

Energy Performance Certificate Rating: - F

Council Tax Band: E

Tenure: - Freehold

Land Registry Title Number: CL133394

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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