



WESTSIDE



Westside

Westside Chapel Hill

Porthtowan, Truro, Cornwall, TR4 8AS

Truro - 13 miles St Agnes - 4 miles Newquay - 15 miles

A superb and beautifully presented, four bedroom coastal residence with far reaching views located in the sought-after North Coast village of Porthtowan.

- Modern Detached House
- Four Bedrooms
- Low Maintenance Gardens
- Solar Panels (Owned)
- Kitchen/ Dining Room
- Ample Parking
- Master En-suite
- Garage
- Freehold
- Council Tax E

Guide Price £595,000

SITUATION

'Westside' is a beautiful, executive home in a sought after North Coast village setting and within walking distance of its renowned, blue flag sandy beach. Porthtowan boasts a strong sense of community and a variety of local amenities, including a pre-school nursery, convenience store with Post Office, a choice of pubs and restaurants, and a traditional fish and chip shop. The village is best known for its popular Blue Flag surfing beach and stunning coastal walks. It also offers excellent access to the South West Coast Path, renowned for its scenic trails enjoyed by walkers, cyclists, and equestrians alike.

Conveniently located between St. Agnes and Portreath, the property offers easy access to the stunning North Coast beaches. Nearby Perranporth is renowned for its vibrant local amenities, links golf course, and expansive three-mile stretch of golden sand—ideal for surfing and family days out. Also within reach is the popular surfing destination of Newquay, as well as the picturesque coastal villages of Crantock and Holywell Bay, each offering their own beautiful beaches and coastal charm.

The Cathedral City of Truro lies approximately eight miles away and serves as Cornwall's retail and administrative hub, featuring a blend of independent boutiques and national retailers. The area is well-served by a range of highly regarded schools, including the Ofsted-rated 'Outstanding' Mount Hawke Primary School and the prestigious Truro School. Truro also offers a wealth of attractions, from indoor and outdoor markets to charming cobbled streets. Excellent transport links include a mainline railway station with direct services to London Paddington, while Newquay Airport provides scheduled flights to both national and international destinations.



DESCRIPTION

Stags are delighted to present this delightful and versatile four-bedroom detached family home to the market.

This well-proportioned property enjoys the benefit of an attached garage and ample off-street parking. Entry is via a central storm porch, opening into an inviting entrance hall. Double doors lead into a bright, dual-aspect sitting room, complete with a wood-burning stove, offering a warm and welcoming atmosphere. Further double doors open out to the beautifully landscaped rear garden, creating a seamless flow between indoor and outdoor living.

Furthermore, the ground floor boasts a well-equipped, modern fitted kitchen with a central island, which is flooded with natural light thanks to its dual-aspect windows. This space leads to a separate utility room, which, in turn, provides access to a versatile ground floor bedroom suite—ideal for use as a guest room, home office, or adaptable living accommodation.

To the first floor there is a central landing, family bathroom and three, generously proportioned, double bedrooms. The master bedroom benefits from an en-suite shower room/ WC and pleasant views of the surrounding countryside can be enjoyed from all principal bedrooms.

The property enjoys uPVC double glazing and oil fired central heating throughout and overall is very well presented.

Stags consider this property a must view.

OUTSIDE

The property enjoys beautifully landscaped gardens to the front and rear with ease of maintenance in mind. To the front there is a large parking area laid partly to attractive brick paving with the remainder set to loose chippings and hardstanding, neatly contained by fencing and walls behind a traditional five bar gate. To the rear is an oasis of well established plants and shrubs, surrounding a beautifully laid slate patio, and low maintenance artificial lawn, perfect for relaxing or entertaining.

SERVICES

Mains water, electricity and drainage connected. Oil-fired central heating. Double-glazed. Broadband: Standard and superfast available (Ofcom). Mobile phone: 02, Vodafone, EE and Three likely outside (Ofcom).

VIEWINGS

Strictly and only by prior appointment via Stags' Truro office.

DIRECTIONS

From Three Burrows junction off the A30, proceed towards St Agnes on the B3277. At the Sevenmilestone junction take the left turn towards Towan Cross on Coast Road and proceed to Porthowan. Continue on with Beach Road on your right hand side and proceed up Rose Hill then onto Chapel Hill where the property can be found a short way up the hill on the left.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		77	80
EU Directive 2002/91/EC			

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Approximate Area = 1549 sq ft / 143.9 sq m
 Garage = 165 sq ft / 15.3 sq m
 Total = 1714 sq ft / 159.2 sq m
 For identification only - Not to scale

First Floor

Ground Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nixcom 2025. Produced for Stags. REF: 1290146