



A large, white, two-story house with a grey slate roof and four chimneys. The house features multiple windows, some with white frames and others with decorative ironwork. A small porch with a dark roof is visible on the right side of the main facade. The house is surrounded by a green lawn and a gravel driveway. A large tree is visible on the left side of the property.

PORTHCOTHAN HOUSE

Porthcothan Bay, Padstow, Cornwall



RESTORED 18TH CENTURY FAMILY HOME IN A SPECTACULAR SETTING

Meticulously restored over six years, combining eighteenth-century architecture, generous family space and a spectacular setting close to North Cornwall's most popular beaches.



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EPC

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Local Authority: Cornwall Council

Council Tax band: (The property is currently under business rates)

Tenure: Freehold

Postcode: PL28 8LN What3words:///

Services: Mains electricity and water. Gas-fired central heating

Viewings strictly by appointment only through Knight Frank LLP



LOCATION

Porthcothan House occupies an elevated position above Porthcothan Bay, one of North Cornwall's most attractive and unspoilt sandy beaches. Padstow is just 5 miles away offering an excellent selection of restaurants, independent shops and harbour facilities. Newquay Airport is about 6 miles away and offers regular flights to destinations across the UK and Europe. The surrounding coastline includes Constantine Bay, Treyarnon Bay, Harlyn Bay and Mawgan Porth, all highly regarded for watersports, coastal scenery and dining. The Camel Estuary provides opportunities for sailing and boating, while several well-regarded golf courses are located nearby, including Trevose Golf & Country Club. The property is well connected. Bodmin Parkway provides rail services to London Paddington while the A30 also provides convenient access through Cornwall and beyond. The area is particularly appealing to those seeking a coastal lifestyle, with excellent opportunities for surfing, open-water swimming, sailing, walking and cycling. Combined with its proximity to Padstow's restaurants, harbours and amenities, Porthcothan House offers a rare balance of coastal lifestyle and accessibility.







PORTHCOTHAN HOUSE

Porthcothan House is a substantial Georgian house overlooking Porthcothan Bay on the North Cornwall coast. Extending to approximately 3,700 sq ft, the property provides six bedrooms, four bathrooms, three reception rooms and a large kitchen, all carefully restored to create a family home that combines historic character with modern comfort. Many of the principal rooms enjoy views towards the sea and the surrounding coastline. The house has undergone an extensive restoration programme since its purchase by the current owners in 1999. Over a six-year period, the property was carefully rebuilt and reconfigured using traditional materials and local craftsmanship, preserving the character of the original house while introducing modern conveniences including double glazing and central heating. Architecturally, the house has the symmetry and proportions of a Georgian manor. The result is a home with excellent natural light, generous ceiling heights and balanced accommodation across two floors. The ground floor is arranged around a series of well-proportioned living spaces that are suited to both family life and entertaining. The reception hall forms an impressive central space, leading to a drawing room overlooking the front of the property and a separate sitting room with an inglenook fireplace discovered during the restoration. A large dining room adjoins a conservatory and provides an excellent setting for formal and informal gatherings. The kitchen combines traditional materials with practical modern design.







Features include a Delabole slate floor, central island with breakfast bar, traditional Aga, original cloam oven converted into a larder and a number of retained historic features reflecting the building's heritage. A utility room, shower room and secondary hall complete the ground floor accommodation. The first floor provides six bedrooms and four bathrooms. Most bedrooms enjoy sea views towards Porthcothan Bay and the surrounding coastline, while original architectural details have been retained wherever possible. The layout is well suited to family occupation, visiting guests or use as a coastal second home. Throughout the property, considerable care has been taken to preserve original features including doors, cornices, dado rails, fireplaces, slate flooring and sash-style windows. Bespoke oak joinery, handcrafted stonework and carefully selected local materials contribute to a cohesive and authentic finish. Porthcothan House is a superb period coastal home with sea views, substantial family accommodation and convenient access to one of Cornwall's most attractive stretches of coastline.

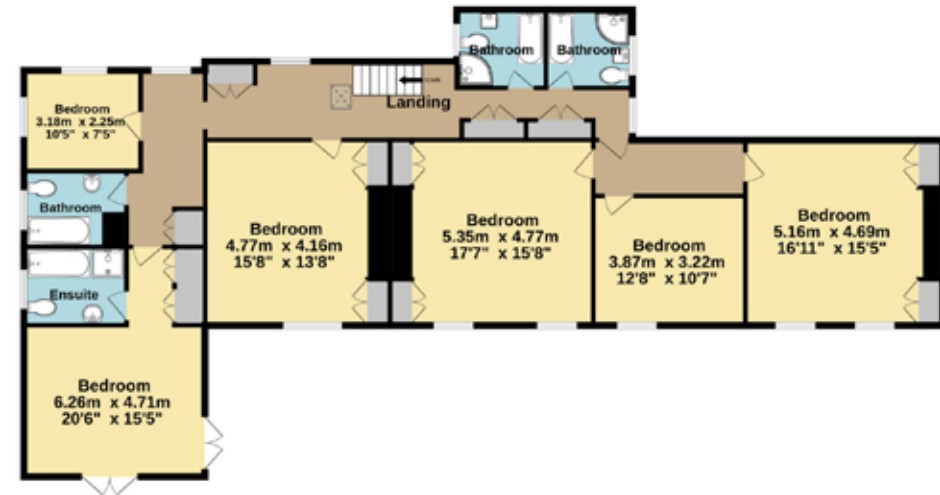




Ground Floor
168.4 sq.m. (1813 sq.ft.) approx.



1st Floor
175.9 sq.m. (1893 sq.ft.) approx.



TOTAL FLOOR AREA : 344.3 sq.m. (3706 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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