

CORNWALL ESTATES

PADSTOW





CORNWALL ESTATES

PADSTOW

1 TREPORTH,
PORTHCOTHAN BAY,
PL28 8LS

£750,000

- EXTENSIVELY REFURBISHED
- COASTAL COTTAGE
- SEA & COUNTRYSIDE VIEWS
- WALK TO THE BEACH
- THREE BEDROOMS
- PARKING PLUS GARAGE
- LARGE GARDEN
- POTENTIAL BUILDING PLOT

EPC & FLOORPLAN COMING SOON



IMPORTANT NOTICE

Cornwall Estates (Padstow) Ltd give notice that; These particulars do not constitute any contract or offer and are for guidance only and are not necessarily comprehensive. The accuracy of the particulars is not guaranteed and should not be relied upon as representations of fact. Cornwall Estates (Padstow) Ltd, their clients nor any joint agents have authority to make any representations about the property and any information given is without responsibility on the part of the agents, sellers or lessor(s). Any intended purchaser should satisfy themselves by inspection or otherwise of the statements contained in these particulars. Any areas distances or measurement are approximate. Assumptions should not be made that the property has all the necessary planning permissions and building regulations. We have not tested any services, equipment or facilities. Viewing by appointment only. Purchasers should check the availability for viewing before embarking on any journey to view or incurring travelling expenses. Some photographs may be taken with a wide-angle lens.

1 Treporth is a charming semi-detached coastal cottage occupying an elevated position just a few minutes' walk from the beautiful beach at Porthcothan Bay, with far-reaching views across the surrounding countryside towards the sea. The property has recently undergone an extensive programme of refurbishment and improvement, creating stylish and contemporary interiors whilst retaining the relaxed coastal character of the cottage. The works have been comprehensive, including a new kitchen and bathrooms, upgraded flooring and electrics, improvements to the roof and insulation, a new log-burning stove, together with significant drainage, landscaping and external improvements.

The ground floor accommodation centres around a generous open-plan living space extending the length of the property. To the rear is a bright and airy kitchen overlooking the garden, with a comfortable dining area at its centre and a welcoming sitting room to the front. Here, a log-burning stove creates a cosy focal point, complemented by views across the rolling countryside. A separate snug provides a versatile additional living space and could equally be used as an occasional fourth bedroom or home office. Adjacent is a beautifully fitted family bathroom. On the first floor are three double bedrooms, all decorated in a calm, contemporary palette and enjoying attractive rural or coastal outlooks. The principal bedroom, positioned at the front of the house, benefits from a stylish en-suite shower room and far-reaching views across the adjoining countryside towards the sea. A bright guest bedroom to the rear overlooks the surrounding fields and has its own modern en-suite shower room, from which there is even a glimpse of the sea. The third bedroom also enjoys lovely views across the countryside towards the coastline. The generous rear garden is a particular feature of 1 Treporth, providing plenty of space to enjoy the sun throughout the day. There are patio areas close to the house for outdoor dining and entertaining, together with an extensive lawn and glimpses towards The Quies. In addition, there is an outdoor shower, a necessity for beachside living.

The property also benefits from a useful log store and single garage, with pedestrian access into the garden. Gated access leads to a separate parking area, currently providing space for two vehicles and screened from the main garden. An EV charging point is conveniently positioned alongside the parking spaces. The size and configuration of the garden may also offer interesting future potential. Subject to obtaining all necessary planning and other consents, there may be scope to explore the possibility of creating a separate building plot at the lower end of the garden, potentially with its own parking, whilst retaining the existing garage, private parking and an attractive garden for 1 Treporth.

SERVICES / NOTES

Freehold. Council Tax Band C. EPC rating TBC.
Mains gas, electricity and water. Private septic tank drainage. Gas central heating.
Superfast broadband is available, together with good mobile coverage in the area. EV charging point adjacent to the private parking area.











CORNWALL ESTATES

P A D S T O W

5 Broad Street

Padstow

PL28 8BS

01841 550999

sales@cornwallestates.co.uk