



Trosvik House

Portscatho





Trosvik House, 9 North Parade, Portscatho, The Roseland TR2 5HH

In the same family ownership for 40 years, this rare coastal home enjoys wonderful water views, with a relaxed seaside lifestyle at the heart of its appeal. Generous seven-bedroom accommodation provides excellent space for family and guests, with light-filled rooms, a terrace overlooking the sea and the convenience of parking, all moments from the water's edge.

Distances

Tatams Beach-150 yards; Porthcurnick Beach-800 yards (by foot);
Towan beach (St Anthony) – 2; St Just-in-Roseland Church – 4.5; Veryan – 4.5;
St Mawes-4.9; King Harry Ferry-5.2; Pendower & Carne beaches – 6; Portloe – 6;
Tregony-7.8; Truro-15.5; Cornwall Airport (Newquay)-24
(All distances are approximate and in miles)



The Location

Portscatho is a sought-after coastal village on the Roseland Peninsula, offering an excellent range of everyday amenities for a village of its size. Facilities include a village shop with post office, cafés, galleries, a doctor's surgery and village hall, alongside a choice of places to eat and drink such as The Boathouse, the Plume of Feathers and the Harbour Club.

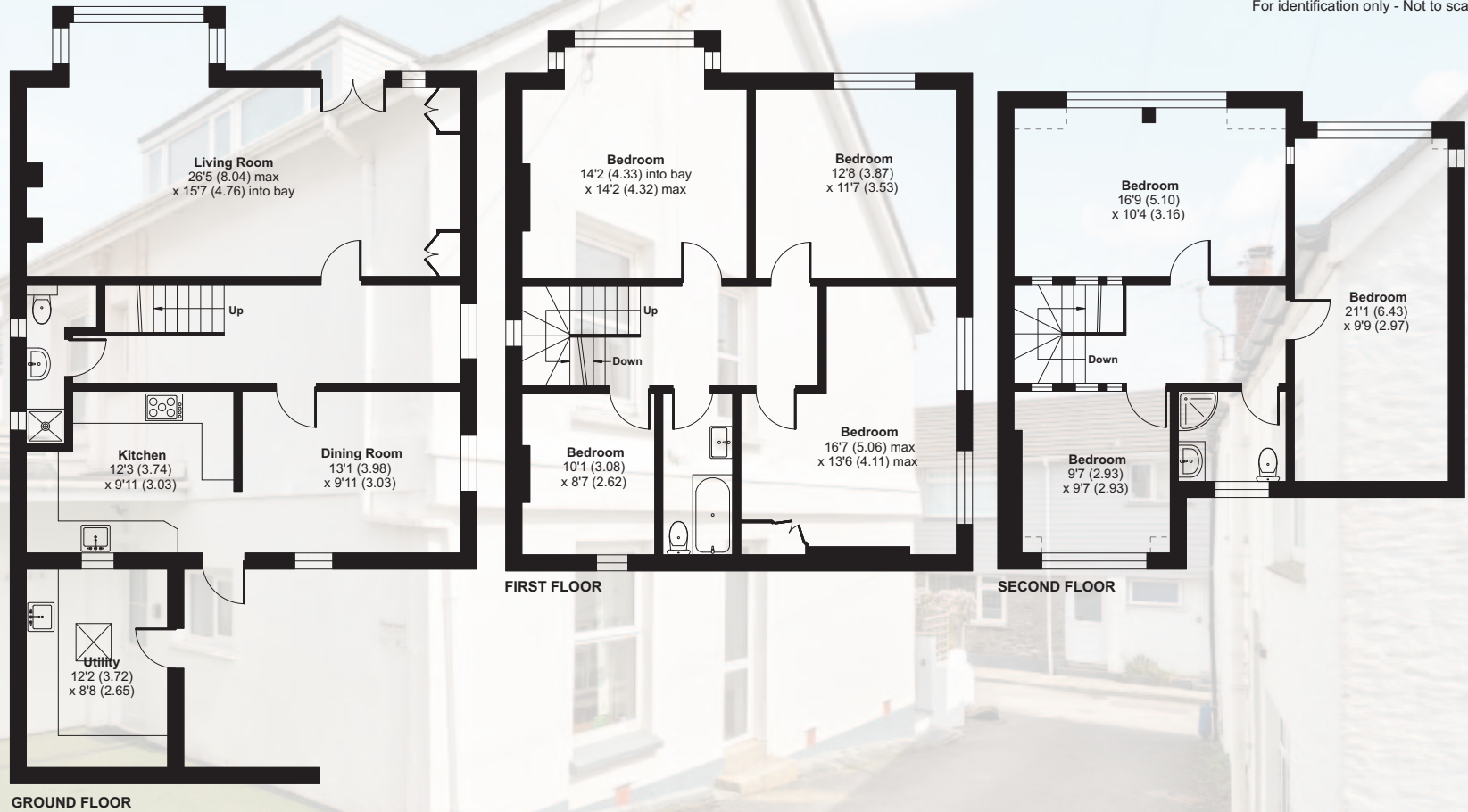
A short walk along the coast leads to Porthcurnick Beach and the much-loved Hidden Hut, renowned for its spectacular beachside setting and views across the bay. The surrounding coastline provides beautiful walks, sheltered coves and access to some of the Roseland's finest scenery.

Nearby St Mawes offers a broader range of shops, restaurants and services, as well as a passenger ferry to Falmouth. The village is also home to two of Cornwall's best-known waterside hotels, Hotel Tresanton and The Idle Rocks, both enjoying World-class positions overlooking the harbour and estuary.

North Parade, Portscatho, Truro, TR2 5HH

Main House = 2208 sq ft / 205.1 sq m
 Total = 2326 sq ft / 216 sq m (includes outbuilding)
 Limited Use Area(s) = 12 sq ft / 1.1 sq m
 For identification only - Not to scale

Denotes restricted head height



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Shore Partnership Limited. REF: 1437923

FIXTURES & FITTINGS Only those fixtures and fittings mentioned specifically in the sales particulars are to be included in the sale. All others (including light fittings not mentioned, furniture, garden furniture, garden ornaments etc) are not included but may be available by separate negotiation.

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The Property

- Handsome and substantial detached home in the heart of Portscatho, extending to over 2,200 sq ft
- Generous, well-proportioned accommodation arranged over three floors, with a flexible six/seven bedroom layout and modernised interiors
- Front-facing rooms enjoy sea views, adding considerably to the appeal of the principal living and bedroom accommodation
- Ground floor arranged around a central hall, with a particularly impressive sitting room extending to over 26 ft defined by a broad bay window
- Double aspect dining room
- Kitchen and spacious utility room, providing practical everyday space with good separation from the principal living room

- First floor offering four bedrooms, including a generous bay-fronted principal bedroom together with a family bathroom
- Second floor providing three further bedrooms served by a shower room

Outside space and parking

- South facing terrace with sea views
- Covered parking space
- Outside shower

What 3 Words

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Tenure, services and material information

Freehold. Mains electricity, water and drainage. Electric radiators.

Council Tax: NA (small business rates)

Broadband: FTC (source: <https://www.openreach.com/broadband-network/fibre-availability>)





Ben Standen
Consultant



Ben Davies
Director



Tim May
Director

WHERE YOU LIVE MATTERS

Telephone: 01872 484484
Email: contact@shorepartnership.com

School House Office, Market Street,
Devoran, Truro, Cornwall, TR3 6QA

