Surf View
West Cliff

Porthtowan
TR4 8AE

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

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DETACHED HOME IN A STUNNING COASTAL POSITION

A rare opportunity to acquire a home in one of the most scenic and sought-after positions along this spectacular stretch of coastline, enjoying uninterrupted views across the Blue Flag beach and the Atlantic Ocean beyond.

Elevated above the golden sandy surfing beach, the property commands truly breath-taking views over the rolling waves and dramatic shoreline.

There is parking for two vehicles together with attractive terraced gardens rising behind the property, while a sun deck provides the perfect vantage point to relax and take in the remarkable coastal outlook.

Given its enviable position and the continued growth and investment seen within the village, the property may also offer potential for redevelopment, subject to any necessary consents.

Freehold.

Offers Over £525,000

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GENERAL COMMENTS

As the name suggests, Surf View occupies an elevated position above the golden sandy surfing beach of Porthtowan on the dramatic North Cornish Coast, commanding spectacular views across the shoreline and rolling Atlantic waves. The outlook is truly breath-taking. Perfectly positioned on West Cliff, the property enjoys what is arguably one of the most desirable settings within the village and indeed along this stunning stretch of coastline.

In recent years, this four-bedroom property has undergone an extensive programme of refurbishment and is now beautifully presented throughout, offering comfortable and stylish accommodation. The gardens rise gently behind the property, providing a pleasant backdrop, while a sun deck to the side offers the perfect place to relax and enjoy the coastal setting.

Surf View presents an exceptional opportunity for a variety of buyers. It would make a superb coastal home, an attractive holiday retreat, or a highly desirable holiday letting investment. Equally, given its enviable position and the continued growth and investment seen within the village, the property may also offer potential for redevelopment, subject to any necessary consents.

Porthtowan itself is renowned for its excellent surfing beach and vibrant coastal lifestyle, yet still retains the charm of a relatively undiscovered gem along the North Cornish coast — a location with clear potential for the future.

THE PROPERTY

The accommodation is versatile with most principal rooms enjoying a view over the beach. The recently replaced windows provide plenty natural light and a feeling of space throughout. The open plan living room is a real feature with the kitchen, dining and sitting room situated in the middle of the house with bi-folding doors opening to the front. The master bedroom with en-suite and sun room to one side and the remaining three bedrooms and shower room to the other.

The rear covered courtyard is a very useful part of the property. ideal for storing surf boards. This in turn opens to the utility room. A flight of steps lead up to the sun deck and then up and through the terraced gardens, all of which enjoy far reaching views.

PORTHTOWAN

Set in narrow winding valley flanked by impressive granite cliffs is the seaside village of Porthtowan which has a great beach and a wealth of heritage. Its name comes from the Cornish words "porth" and "tewynn" to mean landing place at the sand dunes. Porthtowan is a relatively un-commercialized village renowned for its superb surfing and beautiful Blue Flag beach. Designated Area of Outstanding Natural Beauty (AONB), along the coast are Gullyn Rock, Diamond Rock and sandstone and slate cliffs. Porthtowan itself has a small selection of shops for day to day needs and there is also the well known Blue Bar on the edge of the beach.

A little over a century ago the scene was very different. Mining flourished with the most notable mine, the Wheal Towan copper mine, generating incredible wealth and owned by Ralph Allen Daniell of Trelissick. Located just to the north of Porthtowan at Chapel Porth is the Towan Roath engine house, the archetypal Cornish mine dramatically positioned on the cliffs overlooking the beach.

MUNDIC BLOCK

A Concrete Screening Test was undertaken in 2018. One out of the five samples taken and assessed produced an overall "Classification C" identifying one type of unsatisfactory concrete. Therefore the property may not be considered suitable for standard mortgage purposes.

In greater detail the accommodation comprises (all measurements are approximate):

ENTRANCE PORCH

Electric radiator, space for cloaks,

KITCHEN

2.95 x 2.90 (9'8" x 9'6")
A modern fitted kitchen with a range of units with stone worktop, Blanco one and a half sink and drainer inset. Dishwasher, under counter fridge, hob with extractor, oven and microwave. Window and door opening to the rear. Door to master bedroom.

LOUNGE/DINING ROOM

6.93 x 2.92 (22'8" x 9'6")
Bi-folding door to front enjoying the view and window to the rear. Double doors opening to inner hall. Electric radiator.

MASTER BEDROOM

4.43 x 3.55 (14'6" x 11'7")
With a wood burning stove and radiator. Sliding patio doors opening to the conservatory.

CONSERVATORY

Overlooking the front aspect.

EN-SUITE

A white suite with tiled floor and underfloor heating, heated towel rail, obscured window to side. Low level w.c., vanity wash hand basin and extractor fan.

INNER HALL

Former fireplace, electric radiator, store cupboard and loft hatch.

BEDROOM

3.8 x 2.93 (12'5" x 9'7")
Window to front and radiator.

BEDROOM

3.65 x 2.73 (11'11" x 8'11")
Window to front and radiator.

BEDROOM/STUDY

2.32 x 2.18 (7'7" x 7'1")
Obscured window to side and radiator.

SHOWER ROOM

2.40 x 1.66 (7'10" x 5'5")
A white suite with w.c., wash hand basin, shower, heated towel rail, extractor fan, cupboard and obscured window to rear.

REAR COVERED COURTYARD / STORE

A small cactus garden and a perfect place for storing surf boards and other beach or outdoor equipment.

UTILITY

4.81 x 2.22 (15'9" x 7'3")
Space for washing machine and tumble dryer. Sink and drainer and space for fridge freezer.

OUTSIDE

There is driveway parking to the front with steps and a path leading to the front of the property.

To the rear the sun deck makes the most of the view with terraced gardens behind incorporating a shed with electric connected. A great spot for a summerhouse or hot tub taking full advantage of panoramic views.

N.B

The electrical circuit, appliances and heating system have not been tested by the agents.

VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

SERVICES

Mains electric, water and drainage.

COUNCIL TAX

Band C.

DATA PROTECTION

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 offices in Truro or St Mawes.

DIRECTIONS

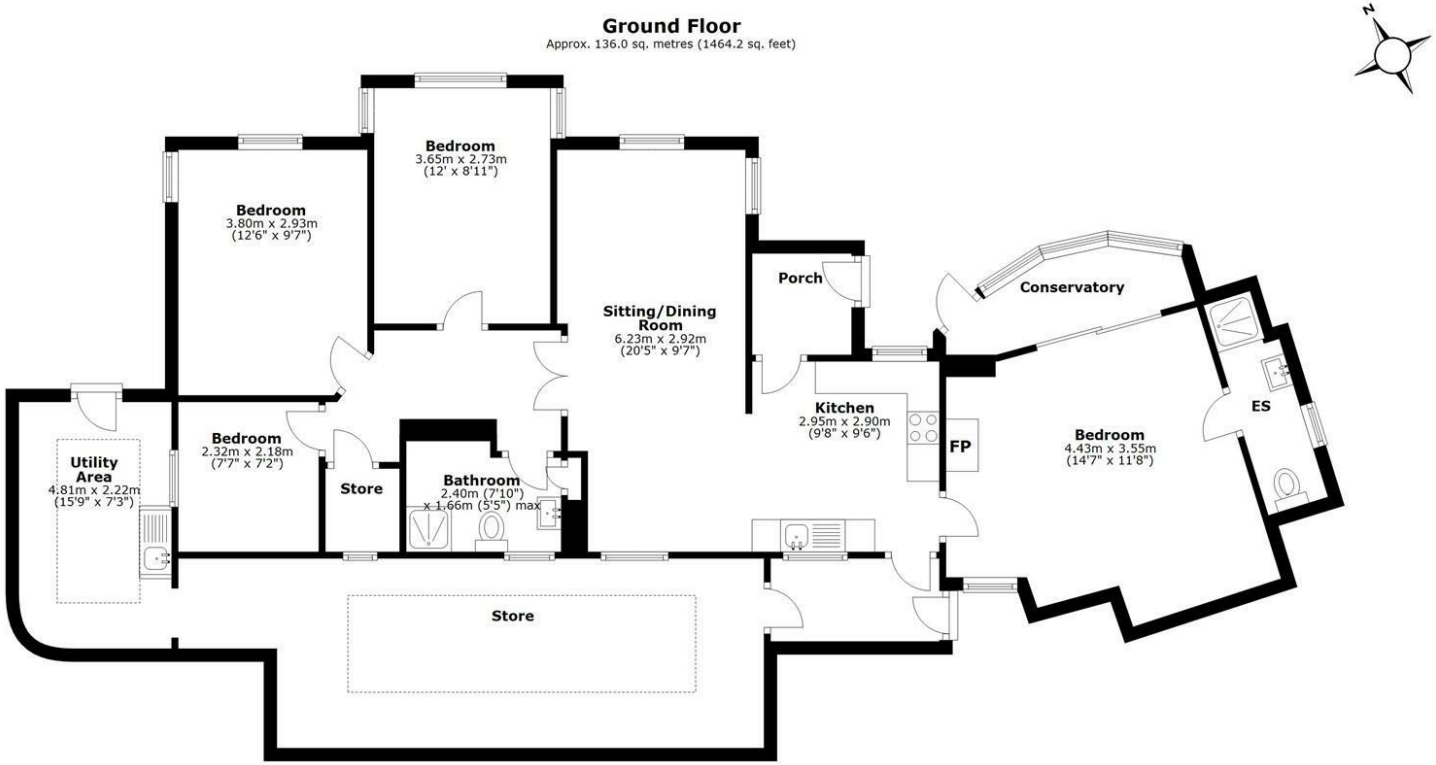
Proceeding into Porthtowan from either Truro or Redruth head towards the beach along Beach Road and just before the pub take the left hand turning into West Beach Road. At the mini roundabout turn left into West Cliff. Proceed up the hill and the driveway to the property is on the left hand side.

EPC

TBC

Ground Floor

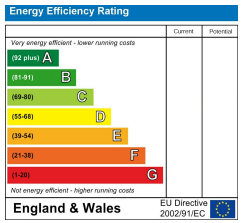
Approx. 136.0 sq. metres (1464.2 sq. feet)

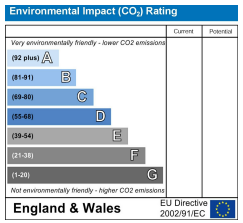


Total area: approx. 136.0 sq. metres (1464.2 sq. feet)

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 illustration purposes only and should be used as such.
Plan produced using PlanUp.

Surf View, Porthtowan





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