



10 CHURCHTOWN ROAD
PORTSCATHO, TRURO,
TR2 5DZ

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

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CHARMING DETACHED COASTAL COTTAGE WITH
COUNTRYSIDE VIEWS

Bermuda Cottage is a rare and much-loved home, coming to the market for the very first time in over 70 years. Situated in the heart of this highly sought-after Roseland village, the property enjoys a wonderful balance of privacy, space, and far-reaching views across the surrounding countryside.

Deceptively spacious and full of character, the accommodation is arranged over two floors and offers a high degree of flexibility. A particularly impressive first-floor sitting room is a standout feature, perfectly positioned to capture the finest views and evening sunsets, and equally suited as a principal bedroom if desired.

Outside, the property is complemented by beautifully established gardens, ample off-road parking, and a garage with adjoining workshop — ideal for those seeking a permanent residence, coastal retreat, or home with further potential.



GUIDE PRICE £650,000

Philip Martin

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THE PROPERTY

Occupying a prime position within the village, Bermuda Cottage has evolved over time from its original form into a spacious and versatile home. The accommodation is well-balanced, combining character features with generous proportions throughout.

The ground floor includes a welcoming sitting/dining room with exposed beams and fireplace, alongside a kitchen with direct access to the rear garden. A double bedroom and bathroom on this level provide flexibility for single-level living, guest accommodation, or home working.

To the first floor, a superb reception room enjoys an elevated outlook across the countryside, creating a light-filled and peaceful space. This room offers excellent versatility and could serve as a principal bedroom if preferred. Two further double bedrooms and a family bathroom complete the accommodation.

While the property has been well maintained over the years, there is clear potential for a programme of modernisation, allowing a purchaser to enhance and personalise the home to their own specification.

OUTSIDE

The property sits within an attractive and established plot, with a driveway providing off-road parking for several vehicles — a valuable asset within the village setting.

A detached garage and substantial workshop offer excellent storage and practical space, particularly suited to those with boating or outdoor interests.

The gardens are a particular highlight, thoughtfully arranged and mainly laid to lawn, with a variety of mature plants and trees providing colour and interest throughout the seasons. A terrace leads down to the rear, where there are the remains of a former greenhouse and pedestrian access onto Well Lane.

OWNER'S INSIGHT

Life at Bermuda Cottage has been truly special, particularly the far-reaching countryside views from the first floor, where the sunsets are simply breathtaking.

The house offers a wonderful sense of space and light throughout, while its position within the village has provided a strong sense of community. The off-road parking has also proved invaluable, especially during the busy summer months.

For those who enjoy the outdoors, there are beautiful walks leading to the coast, nearby beaches and creeks, while the workshop and storage have been ideal for keeping boats and canoes. The garden comes into its own in the summer, when it becomes a peaceful and colourful retreat.



PORTSCATHO & GERRANS

Portscatho and neighbouring Gerrans are among the Roseland Peninsula's most desirable coastal villages, offering a charming and well-served community. Between them, there is a range of amenities including local shops, public houses, galleries, a post office, primary school, butcher, and doctor's surgery.

The harbour village of St Mawes lies approximately five miles away, providing a regular passenger ferry service to Falmouth. The cathedral city of Truro is around sixteen miles by road, with an alternative route

available via the King Harry Ferry.

The area is renowned for its natural beauty, with access to sailing waters at Percuil, a selection of nearby beaches, and an abundance of coastal and countryside walks, much of which is protected by the National Trust.

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

GROUND FLOOR



SITTING/DINING ROOM

7.29 x 3.53 (23'11" x 11'6")

The main reception room on the ground floor with exposed beam ceilings, a fire place (Not in working order) with cupboards in each recess and stairs rising to first floor.

INNER HALL

2.61 x 2.12 (8'6" x 6'11")

KITCHEN

2.51 x 5.32 (8'2" x 17'5")

Fitted with a range of units with worktop over, sink and drainer inset. Built in oven and hob, space and plumbing for washing machine and tumble dryer. Window to side and door opening to rear.

BEDROOM 4

3.41 x 5.31 (11'2" x 17'5")

A good ground floor bedroom, offering versatile space maybe as a home office or with potential.

BATHROOM

2.20 x 2.10 (7'2" x 6'10")

With w.c., bath, and wash hand basin.

FIRST FLOOR

LANDING

3.51 x 2.03 (11'6" x 6'7")

An open landing with window to side and linen cupboard.

LOUNGE/BEDROOM

6.19 x 5.42 (20'3" x 17'9")

A superb room either as a reception room or main bedroom. With fireplace and window to the rear with window seat.

BATHROOM

2.24 x 2.04 (7'4" x 6'8")

Bath with electric shower over, w.c. and wash hand basin.

BEDROOM 2

3.80 x 2.50 (12'5" x 8'2")

Window to front and cupboard.

BEDROOM 3

2.99 x 3.65 (9'9" x 11'11")

Window to front and cupboard.

OUTSIDE

The property has access along the driveway which runs between the cottage and No.11. A gate opens to the parking area which provides access to the garage.

GARAGE

2.66 x 5.68 (8'8" x 18'7")

With double doors.

WORKSHOP/STORE

9.65 x 2.46 (31'7" x 8'0")

Double doors, two windows, light and power connected.

GARDENS

The first area of lawn along with a path leads to the workshop whilst the lower terraces drop away from here. Mainly laid to lawn with established plants and descending to a block foundation of a former greenhouse with a path to one side which gives access to Well Lane.

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 water, drainage and electricity.

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.

TENURE

Freehold.

COUNCIL TAX

Band F.

DIRECTIONS

Proceeding along Churchtown Road the property can be found on the right hand side of the road. Applicants are best advised to park in the street and walk down the driveway.

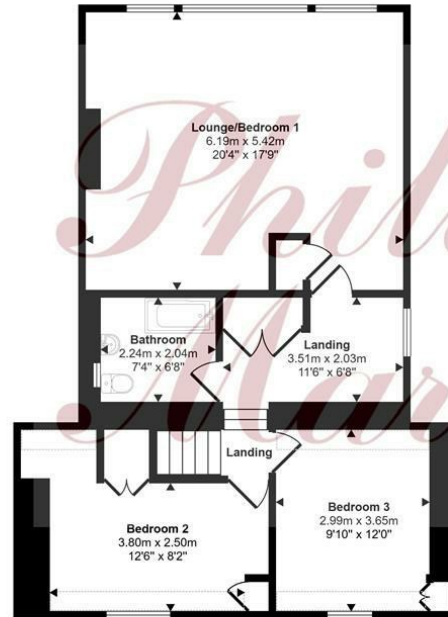


Approx Gross Internal Area
196 sq m / 2112 sq ft



Ground Floor
Approx 77 sq m / 829 sq ft

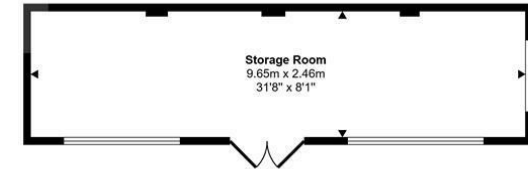
Denotes head height below 1.5m



First Floor
Approx 80 sq m / 865 sq ft



Garage
Approx 15 sq m / 163 sq ft



Outbuilding
Approx 24 sq m / 255 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs	92-100	A		Very environmentally friendly - lower CO ₂ emissions	92-100	A	
	81-91	B			81-91	B	
	69-80	C			69-80	C	
	55-64	D			55-64	D	
	39-54	E			39-54	E	
	21-38	F			21-38	F	
	1-20	G			1-20	G	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
			69				34
England & Wales	EU Directive 2002/91/EC			England & Wales	EU Directive 2002/91/EC		





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