Nare View,

Rosevine,

Roseland Peninsula,

TR2 5EW



Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS



Nare View, Rosevine

Portscatho, Truro, TR2 5EW

A DETACHED DORMER BUNGALOW LOCATED IN A PRESTIGIOUS COASTAL HAMLET WITH STUNNING VIEWS OVER GERRANS BAY

A rare opportunity to acquire a modern detached property rebuilt on the site of an earlier dwelling in 1997. Whilst it would benefit from just some minor refurbishment, there is huge potential for further enhancement and remodelling, subject to any necessary consent.

4 bedrooms, 2 shower rooms, spacious sitting room (formerly 2 rooms), fitted kitchen which is open plan to a large conservatory and a boiler room/utility. D/glazing and oil central heating.
Level gardens and plenty of parking.

Freehold EPC Band - D Council Tax Band - F



Guide Price £895,000

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GENERAL REMARKS AND LOCATION

Nare View is located in the prestigious coastal hamlet of Rosevine within a short walking distance of Porthcurnick Beach. It is beautifully positioned to take in the fabulous sea and country views overlooking Gerrans Bay towards Nare Head and Gull Rock whilst at the rear there are views to the open countryside. The sale is occasioned by virtue of a deceased estate and hence it is a rare opportunity to acquire a spacious 4 bedroom property built to a good modern standard and with huge potential to further enhance/remodel or even extend, subject to any necessary consent.

The hamlet of Rosevine is accessed via a minor county maintained road which is a cul-de-sac ending at Porthcurnick beach with the renowned Hidden Hut. It lies about one and a half miles from the village of Portscatho (although almost half the distance on foot along the beautiful South West coastal path) which together with neighbouring Gerrans is the nearest community of any size. Here there are two public houses, restaurant, local shop with post office, art galleries, squash and cricket clubs and even a doctors' surgery. The well known village of St. Mawes is approximately five miles away and has an all year round passenger ferry to Falmouth. Truro and St. Austell are both approximately fifteen miles by road. The King Harry ferry provides a shortcut to Falmouth and Truro.



THE DWELLING

The property is an attractive dormer bungalow replacing an earlier dwelling on the site demolished in 1997. It is of conventional cavity wall construction with rendered and part natural stone facing under a natural slate roof incorporating projecting dormer windows to both front and rear elevations. All windows are double glazed and there is a comprehensive system of oil fired central heating.



The property has been the cherished home of the late owner for many years and whilst a comfortable easy-to-manage home the accommodation would now possibly benefit from updating and refurbishment. In this respect there is also huge potential to remodel the structure perhaps befitting the lovely site that it occupies.

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

GROUND FLOOR

ENTRANCE HALL
with slate tiled floor and radiator.

BEDROOM 4/STUDY
13'4" x 9'6" (4.06m x 2.90m)
with bay window having superb views to the sea. Fitted wall lights and radiator.

MAIN HALLWAY
with stairs to the first floor, cloak cupboard and radiator.

SITTING ROOM AND MUSIC ROOM
13'1" x 17'9" and 12'11" x 12'8" (3.99m x 5.41m and 3.94m x 3.86m)
formerly two rooms and now divided by a wide archway. Feature bay window with stunning views to the sea, period style fireplace surround with inset marble and marble hearth and incorporating enclosed multi-fuel fire. Fitted wall lights, radiators and with the inner section of the room fitted with an array of bookshelves. Please note that a former door into this rear section could easily be reopened for access from the hall.

BOILER ROOM/UTILTY
6'7" x 9'6" (2.01m x 2.90m)
with Grant oil-fired central heating boiler and Titan indirect water cylinder with electric immersion heater. Fitted shelving and wall mounted storage cabinets.

SHOWER ROOM
9'8" x 5'8" (2.95m x 1.73m)
tiled to half height and with tiled shower cubicle, vanity wash basin with cupboards below and wc. Ladder rack radiator and shaver socket.

KITCHEN
12'11" x 15'7" max (3.94m x 4.75m max)
fitted with a comprehensive array of base cupboards and drawers, wall mounted storage cupboards and plenty of work surface with inset sink and drainer and also incorporating breakfast bar. Integral appliances include electric oven and ceramic hob. Plumbing facility for washing machine and dishwasher. Terracotta tiled floor and radiator.

CONSERVATORY/DINING ROOM
13'4" x 13'11" (4.06m x 4.24m)
being open plan with the kitchen and west facing overlooking the rear garden. Double doors opening to the paved terrace, terracotta tile floor and radiator.

FIRST FLOOR

LANDING
with walk-in linen cupboard having fitted shelving.

BEDROOM 1
17'7" x 12'2" (5.36m x 3.71m)
a dual aspect room with fabulous panoramic views to the sea and also out to the rear garden. Fitted bedroom furniture including many fitted wardrobes with matching chests and bedside cabinets. Radiator.

BEDROOM 2
15'1" x 9'11" (4.60m x 3.02m)
with a range of fitted mirror-fronted wardrobes/cupboards along one wall and with internal access to eaves storage. Radiator.

BEDROOM 3
7'3" x 8'8" (2.21m x 2.64m)
with window to front elevation and wonderful views to Gerrans Bay (similar to the main bedroom). Radiator.

SHOWER ROOM
5'7" x 8'8" (1.70m x 2.64m)
with shower cubicle, vanity wash basin with cupboards below and wc. Ladder rack radiator and shaver point.



OUTSIDE
Double gates from the minor road open into a wide tarmacadam forecourt providing parking for several vehicles. There is also a grassed area and shrub borders.

The rear garden is enclosed and is both sheltered and private and benefitting from the sun throughout the day until late in the evening. Immediately adjacent to the dwelling there is a wide paved terrace whilst beyond there is a long expanse of lawn with some mature shrubs/trees and including









two fruit trees. At the far end of the garden there is a lined timber SUMMERHOUSE complete with light and power and previously used for extra guest sleeping accommodation. Timber GARDEN SHED.

SERVICES

Mains water and electricity. Private drainage system. Oil storage tank for central heating.

NB. The electrical circuit, appliances and central heating system have not been checked by the agents but are believed to be in good working order.

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.

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.

DIRECTIONS

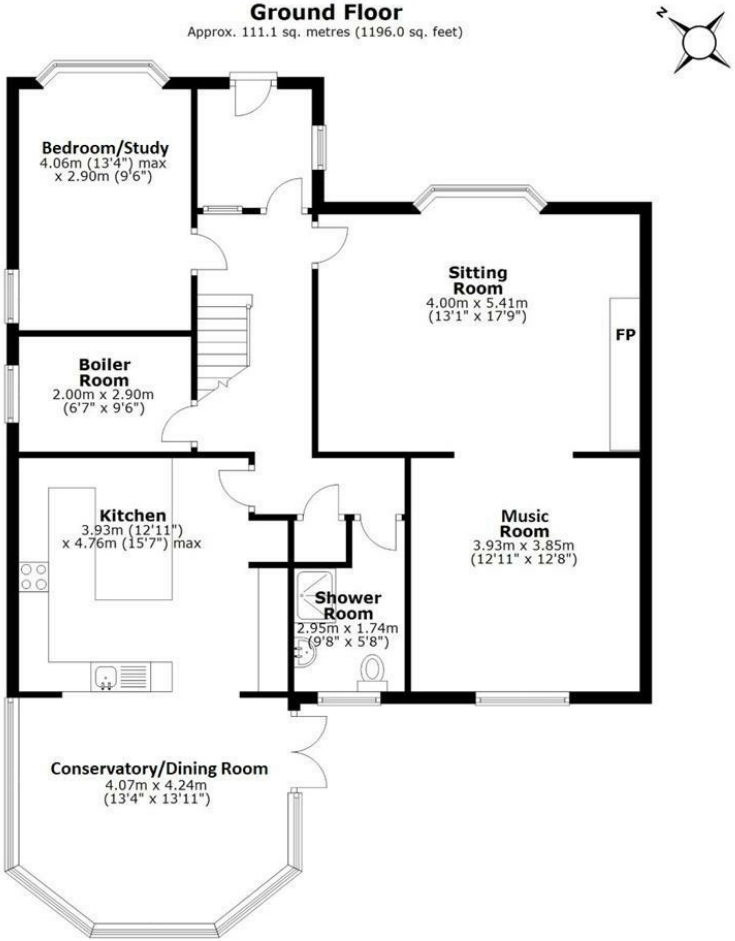
Proceeding along the A3078 from Tregony to St Mawes take the turning signposted to Rosevine in the hamlet of Trewithian. This minor road leads down to the beach at Porthcurnick and Nare View will be easily located in the lower part of Rosevine on the right hand side.





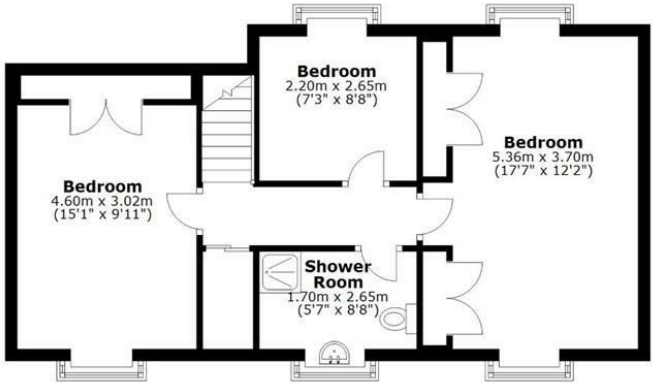
Ground Floor

Approx. 111.1 sq. metres (1196.0 sq. feet)



First Floor

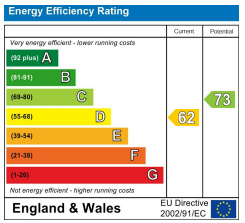
Approx. 53.5 sq. metres (576.4 sq. feet)

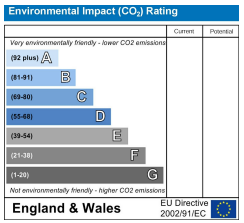


Total area: approx. 164.7 sq. metres (1772.4 sq. feet)

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.

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