



26 Treventon Road



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A double fronted family sized semi-detached house, set in good sized gardens with off road parking, situated on a sought after residential road in a grandstand position capturing panoramic and commanding sea and coastal views.



Accommodation Summary

Gross Internal Floor Area: 935.36 sq ft (86.9 sq m).

Ground Floor

Entrance Porch, Entrance Hall, Living Room, Downstairs W/C, Dining Room, Modern Fitted Kitchen, Rear Porch, Store Room and Outhouse.

First Floor

Landing, Separate W/C, Modern Bathroom, and Three Bedrooms.

Outside

Off Road Parking Space, Colourful and Enclosed Rear Garden, Front Terrace and Front Garden (Potential for extra parking if required).



Introduction

Set in a commanding position on a sought-after residential road in this popular coastal village in an Area of Outstanding Natural Beauty, this good-sized semi-detached house is tucked away from the main thoroughfare and is positioned perfectly to capture stunning panoramic views across Gerrans Bay to Gull Rock and beyond to Nare Head also encompassing Portscatho Harbour.

This light and airy home has recently undergone modernisation which includes a new kitchen, bathroom, W/C, decoration and fresh carpets. The property has the added benefit of an off-road parking space to the side and there is also a good size patch of grass opposite the front of the property which is ideal for extra parking or enjoying the lovely views.

Description

A good size Entrance Porch leads into a Hall with stairs leading to the first floor. Doors lead to a Dining Room and Living Room, both of which have beautiful sea views. To the rear corner of the Living Room is a useful Downstairs W/C with a factory lagged hot water tank inset as well. A modern fitted Kitchen (with a Utility area) leads off the Dining Room and the Living Room. From here a door leads into a Rear Porch with a patio door to the rear garden. Doors from the Rear Porch give access to two Storerooms which presents a great opportunity to utilise into extra living accommodation subject to any necessary consents.

Upstairs are three Bedrooms. Two are double rooms to the front offering exceptional 180-degree sea views across Gerrans Bay to Gull Rock and Nare Head beyond and also to Portscatho harbour. The third Bedroom is of good size and overlooks the rear garden. There is also a recently fitted modern Bathroom with shower over the bath as well as a Separate W/C. Outside to the rear is a colourful and established, raised Garden with a pond in one corner.

Overall, this rare opportunity is located within walking distance of sandy beaches, coastal walks, pubs, restaurants, art galleries and shops. Viewing internally is strongly recommended as mere photography does not do justice to the views.











Location Summary

(Distances and times are approximate)

The Hidden Hut & Porthcurnick Beach: 600 yard walk. Portscatho village centre and beach: 530 yard walk. Bus stop: 150 yards (Number 50 bus to St Mawes, Tregony and Truro). St Mawes: 5 miles (20 minutes pedestrian ferry to Falmouth). King Harry Car Ferry: 5 miles. Truro: 10 miles by car ferry or 15 miles. St Austell: 15 miles (London Paddington circa 4.5 hours by direct train). Falmouth: 16 miles by car ferry. Cornwall Airport Newquay: 27 miles (Direct flights to London circa 80 minutes).

Portscatho

Portscatho is an attractive, unspoilt coastal village in the outstanding natural beauty of the Roseland Peninsula and is known for its community spirit. It has a small harbour, safe beaches, lovely country and cliff walks, and sailing and other facilities within easy reach. There are sufficient shops for day to day and other needs, a Post Office, 2 pubs and a restaurant. In addition there is a Church, Doctors' surgery and Squash club. The local primary school is less than half a mile distant.



Cornwall

The Duchy of Cornwall offers a range of attractions such as the Eden Project, the National Maritime Museum, the Lost Gardens of Heligan, and the Tate Gallery. The Cathedral City of Truro is the main financial and commercial centre of Cornwall. It has a fine range of shops, private schools, college and main hospital (RCH Treliske). Cornwall Airport in Newquay has regular daily flights to London as well as offering connections to other UK regional airports and European destinations.

Fine Dining Restaurants

Fine dining Michelin star and celebrity chef restaurants are in abundance, including Rick Stein (Padstow), Nathan Outlaw (Port Isaac), and Paul Ainsworth (Padstow and Rock). On The Roseland is Carla Jones at The Idle Rocks Hotel in St Mawes, Paul Wadham at Hotel Tresanton in St Mawes, and Simon Stallard at The Hidden Hut on Porthcurnick Beach and The Standard Inn in Gerrans.



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Ground Floor



Floor 1

Approximate total area⁽¹⁾

935.36 ft²
86.9 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

General Information

Services and Specifications: Mains water, electricity and drainage. Night Storage Heaters. Double glazed windows and doors.

Energy Performance Certificate Rating: D

Council Tax Band: C

Ofcom Mobile Area Coverage Rating: Likely for Vodaphone, O2, EE and Three.

FTTC Superfast Broadband available: Openreach predicted max download speeds: Superfast 29 Mbps; Standard 24 Mbps.

GOV.UK Long Term Flood Risks: River/Sea: Very Low. Surface Water: Very Low.

Tenure: Freehold.

Land Registry Title Number: CL80223.

Concrete Block Test Report: A Grade A petrographic analysis report was undertaken under RICS guidelines in March 2022. The blockwork has a Grade 'A' classification thus the property is highly mortgageable.

Viewing: Strictly by appointment with H Tiddy.

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