

An aerial photograph of a coastal town and a large green field. The town is built on a hillside overlooking a bay, with a mix of residential houses and a golf course. A large, vibrant green field dominates the foreground and middle ground. In the background, the sea extends to the horizon under a cloudy sky. The word "OMEGA" is overlaid in large white letters in the upper center of the image.

OMEGA

The logo for H Tiddy, featuring the text "H Tiddy" in white serif font on a dark red rectangular background.

H Tiddy



OMEGA

BODRUGAN HILL, PORTMELLON, MEVAGISSEY, PL26 6PS

WAKE UP, OPEN YOUR EYES, AND SEE THE SEA

With some of the most outstanding panoramic countryside, sea and coastal views in south Cornwall, Omega is an attractive and versatile detached house with a spacious self-contained annexe, set high above Portmellon Cove near the fishing village of Mevagissey. The house stands in approximately third of an acre of garden on the edge of a sheep and cattle farm

ACCOMMODATION SUMMARY

Ground Floor: Large Entrance Hall, Fitted Kitchen with Island Unit, Separate Dining Room, Study / Bedroom Three.

Upper Floor: Generous Sitting Room with Log Burner, Fabulous Rural, Sea and Coastal Views, and a Balcony

Lower Ground Floor: Master Bedroom with En Suite Shower Room, Bedroom Two with En Suite Shower Room – both with Stunning Coastal and Water Views.

Separate Self-Contained Annexe: Living Dining Room with Wood Burner, Fitted Kitchen, Bedroom with En Suite Shower Room. All rooms have sea and coastal views. Outside: Terrace off Living Room.

Outside: Detached Garage with Attached Workshop / Storage Space, Ample Off-Road Parking, Good Size Relatively Level Gardens, Shed, Decked Area, Small Orchard.

LOCATION SUMMARY

(Distances and times are approximate)

Portmellon: 330 yards. Mevagissey: 1 mile. Gorran Haven: 1.5 miles. Heligan Gardens: 3.5 miles. St Mawes: 17 miles. Truro: 17 miles. Falmouth: 28 miles.

Cornwall Airport Newquay: 21.5 miles with daily flights to London and regular flights to other Regional UK airports and European destinations.

St Austell: 9.5 miles with London Paddington 4.5 hours by direct train.

Viewing only by appointment with H Tiddy



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Portmellon

Portmellon is a quiet coastal village about a mile south of the famous fishing village of Mevagissey. It has a lovely sandy beach and cove which opens out into Mevagissey Bay plus a pub which overlooks the water. It also has a slipway providing access to launch boats etc. The Cornwall Coastal Footpath leading north and south from Portmellon provides spectacular views. There are also many country walks in the vicinity including one which follows the valley up to Galowras Mill and beyond to Gorran Churchtown. There are primary schools located at both Mevagissey and Gorran Churchtown. Mevagissey is a working fishing port and a renowned tourist attraction with a good range of amenities including a Post Office, Chemist, Bakers, mini-market, Cafes, Pubs, Restaurants and Doctor's Surgery. The nearest large town is St Austell (about 8 miles) which has a wide selection of shopping and other facilities, and from where there is an Inter-city rail service to London (about 4 hours). The Cathedral City of Truro is about 16 miles away. Newquay Airport is approximately 20 miles distant.

Cornwall

Cornwall has been enjoying a renaissance, especially in the last couple of years. The Duchy offers a range of accessible attractions such as the Eden Project, the National Maritime Museum, the Lost Gardens of Heligan (just up the road from Omega), and the Tate Gallery. The Cathedral City of Truro is the main financial and commercial centre of Cornwall. It has a fine range of stores, private schools, college and the main hospital in the county (RCH Treliiske). Both Falmouth University and Cornwall Airport at Newquay are rapidly expanding. Fine dining Michelin star and celebrity chef restaurants are in abundance, including Rick Stein (Padstow), Nathan Outlaw (Port Isaac), Michael Caines (Maenporth), Paul Ainsworth (Padstow and Rock). Rising stars on The Roseland are Aaron McNamara at the Driftwood, Rosevine and Matt Haggath at the Idle Rocks, St Mawes.

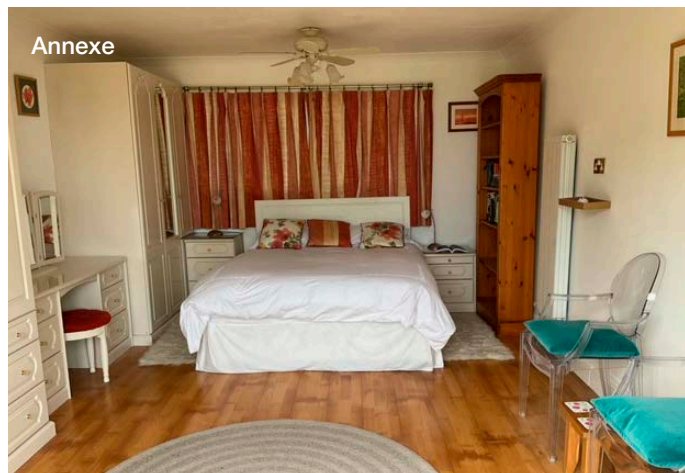




Annexe



Annexe



Annexe

Introduction

Commanding an impressive clifftop position with surrounding countryside and panoramic views over the coast and sea, this is a truly one-off opportunity to acquire this three-bedroom detached versatile home with good-size self-contained one-bedroom annexe sited in a large plot overlooking the beautiful village of Portmellon. The property, Omega, meaning 'last' due to its position being the last property in Portmellon before entering the Gorran area, is surrounded by rolling fields and stunning countryside. It is very private but with easy access to nearby Portmellon and the popular village of Gorran Haven.

Description

With some of the finest views in the area, it will be difficult to find a property in such an elevated location overlooking the whole village and watching the tide roll in that also has far reaching panoramic views along the coastline and also out to sea. All rooms (apart from the dining room) offer wonderful sea views, as do the gardens and grounds. There is a sizeable annexe which also benefits from the wonderful sea views from the kitchen, bedroom and living room.

The Accommodation

The property itself offers an extremely versatile layout. Upon entering the ground floor into a good size entrance hall, doors lead to the separate dining room, the study / bedroom 3 and the well fitted kitchen which has stunning sea views of the ever-changing tides. There are stairs leading down to the lower ground floor and also stairs up to the very impressive sitting room with log burner and sliding patio doors to a wonderful sun terrace, ideal for dining alfresco and enjoying the finest views across the sea and surrounding countryside. This room is dual aspect with large windows and doors meaning the views can be enjoyed all year round.

Downstairs, the lower ground floor has two good size double bedrooms with the master bedroom a most impressive room with a large modern en suite shower room. In fact, both bedrooms have en suite shower rooms, built-in wardrobes and offer wonderful views across

the gardens to the sea beyond, a stunning outlook to wake up to every morning.

This was the holiday home of the legendary Manchester City goalkeeper, Bert Trautmann, who broke his neck in the 1956 FA Cup Final. He had the window sills lowered so, if he was confined to bed, he would still be able to see the sea. "Wake up, open your eyes and see the sea".

To the side of the property is the self-contained annexe. This offers a great space for family or friends to use when visiting or perhaps for an elderly relative to live in. Alternatively, it could be used to rent out for holidays or as a long-term rental creating a lucrative income. It is an excellent size annexe with a fully fitted kitchen with lovely sea views. There is a large living room and also a good size bedroom, both with doors to the garden and with those lovely sea views, and a modern en suite shower room.

Outside

From the road there are two gated entrances leading into the relatively level plot providing ample off-road parking and lovely surrounding gardens with great potential and stunning sea, coastal and country views from every corner. There is a detached garage with a useful workshop / storage area attached. In the garden are two brick-built barbecues, an area of decking and a shed. There is a small orchard with 4 apple and 2 pear trees.

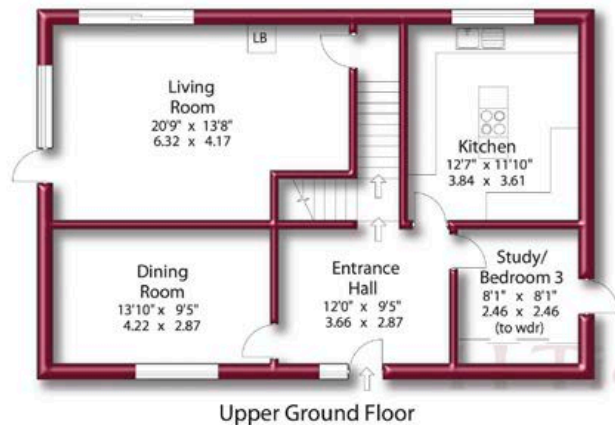
Due to the size of the plot, there are excellent development opportunities, subject to the necessary consents, depending on buyer's thoughts and aspirations.

Views

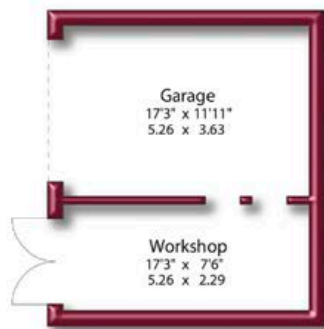
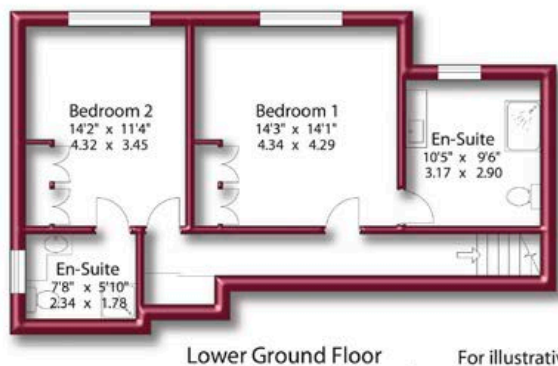
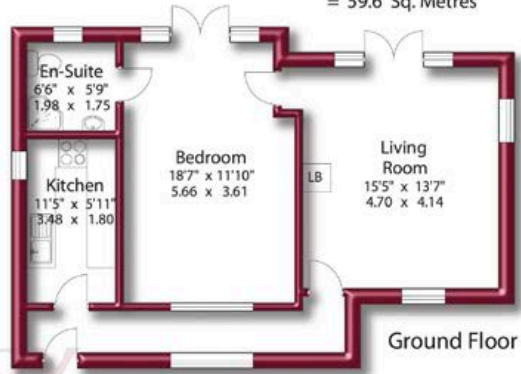
The views from Omega are captivating and constantly changing with the weather and water craft. The sun rises over the sea and sets behind the house. There are not many homes where you can watch dolphins play and gannets dive from the comfort of your sitting room. Fin whales and basking sharks are occasionally seen. Due to its elevated position 75 metres above sea level, views can be enjoyed from here encompassing the whole hamlet of Portmellon and across St Austell Bay. The views are far-reaching, stretching out over Mevagissey and St Austell Bay and also across surrounding countryside towards The



Approx Gross Internal Floor Area = 1835 Sq. Feet
(inc. Garage/Workshop) = 170.4 Sq. Metres



Annexe
Approx Gross Internal Floor Area = 641 Sq. Feet
= 59.6 Sq. Metres



For illustrative purposes only. Not to scale.
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Lost Gardens of Heligan. You can also see Gribben Head, Polruan (opposite Fowey), Polkerris, across to Lansallos, Polperro and Looe island plus Rame Head near Plymouth and often nearly 40 miles to the South Hams coast of Devon including Salcombe. Inland you can see the hills beyond St Austell and Bodmin Moor, and on clear days you can see as far as Dartmoor. These are views you will never tire of with the ever-changing seas and colours of the seasons shifting throughout the year.

General Information

Services: Mains water and electricity. Private drainage. Television and Telephone Points (Broadband enabled). Oil Fired Central Heating. Solar panels (generating over £2000 pa, keeping electricity bills very low

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

Energy Performance Certificate Rating: C

Council Tax Band: F

Viewing: Strictly by appointment with H Tiddy.

Tenure: FREEHOLD.

Land Registry Title Number: CL115864

Important Notice

Every effort has been made with these details but accuracy is not guaranteed and they are not to form part of a contract. Representation or warranty is not given in relation to this property. An Energy Performance Certificate is available upon request. All negotiations must be with H Tiddy. Before proceeding to purchase, buyers should consider an independent check of all aspects of the property.

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H Tiddy

