



Spindrift

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Recently modernised, and immaculately presented, this single storey detached property offers light and airy, well balanced accommodation with stylish and low maintenance gardens in this sought after and exclusive fishing village in an Area of Outstanding Natural Beauty.

Accommodation Summary

Gross Internal Floor Area: 1412 sq. ft. (131 sq.m).

Internally

Entrance Hallway, Side Entrance Porch, Utility Room, Open Plan Bespoke Kitchen / Dining Room, Sun Room with French Doors to Garden, Living Room, Study / Bedroom Four, Bedroom One with En-Suite Bathroom and access to the Garden, Bedroom Two, Luxury Family Shower Room, Bedroom Three.

Externally

Tarmacadam Parking Area for Several Cars. Large Detached Garden Store. Further Garden Shed. Log Storage. Rear Private Patio Garden. Surrounding Colourful Terraced Landscaped Gardens with Patio to Front bordered by a Stream.



Spindrift

Originally built in the early 1970's, Spindrift is a spacious and individual three / four bedroom single storey property occupying a good sized, private plot with low maintenance South facing gardens in this sought after and exclusive coastal village.

The internal accommodation flows well, offering an open plan feel to the kitchen, dining and sun room areas, with bedroom 4 / office leading off the dining room. The kitchen is stylish and well appointed, with a range of cupboards and drawers below and integrated appliances. The dining room is open plan to the kitchen, and is generously sized. A door leads from the dining room to what is currently being used as office space, but would equally be suitable as bedroom four, snug or playroom. The sun room leads directly off the kitchen, and provides a wonderful area to relax and entertain, with French doors leading out to the rear patio garden. From the dining room, a door opens to the front hallway with doors to the living room, bedrooms and family shower room, as well as the front door. The utility room is conveniently located near the rear entrance, and has a worktop with sink as well as plumbing and spaces for white goods.

The living room is a generous size, with French doors opening on to the front patio, and has an elegant, yet cosy feel. Bedroom Two and Three are both generous doubles located at the front of the property, and enjoying views over the front garden and stream beyond. Bedroom One is a large double, with ample built-in wardrobe space, and French doors to the rear patio garden, perfect for a morning coffee outdoors. Bedroom One also benefits from a large en-suite bathroom with freestanding bath and separate walk-in shower. The family shower room is stylishly and contemporarily appointed with a large walk-in shower and features a large roof light allowing natural light to flood in to the room.

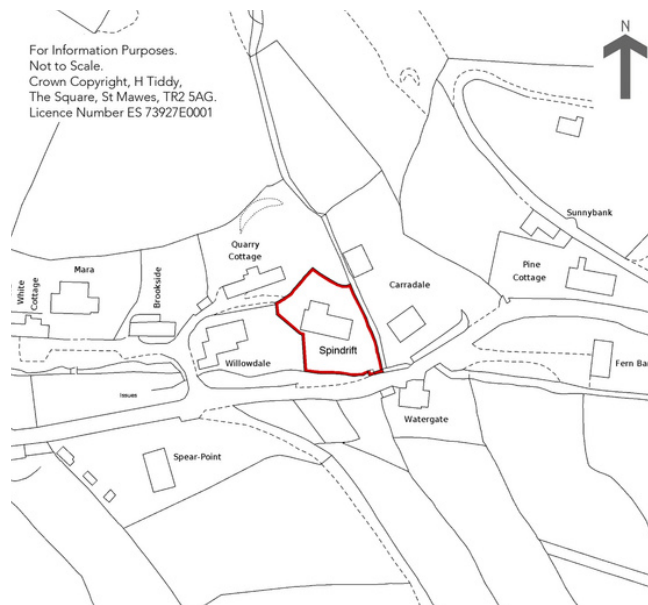




The Gardens

The property is approached from the road via a private driveway over which it has a right of way leading into a large tarmacadam driveway with space for several cars. To one side of the parking area are two useful detached wooden storage sheds plus housing for the oil tank and a pedestrian access gate to the rear garden.

The surrounding private gardens are a particular appeal of the property and have been landscaped and designed for easy maintenance, as well as to maximize privacy. With doors leading from the sun room and bedroom one, the rear patio garden is the ideal entertaining space with hard-wired lighting and ample space for alfresco dining. It is fully enclosed for the safety of pets and children. The front patio garden leads off the living room, and the front door, and provides a delightful sitting out area with the sound of the stream flowing past. The front garden is partially laid to lawn, and has been carefully planted with specimen flowering shrubs. The lower section of the front garden is mainly laid to lawn, with a contemporary gravel garden to one side, planted with both apple and plum trees. A paved pathway bisects the garden, and leads from the gateway to the rear garden to a pretty bridge over the stream, providing a short-cut to walk to and from the village.





Summary

Suited towards the retiring or family buyer as a lifestyle change permanent home, this remarkable coastal home is equally suited as a holiday home. Conveniently located for both the City of Truro and beautiful sandy beaches, buyers are urged to arrange an internal viewing of Spindrift to appreciate this rare opportunity on offer.



Location Summary

(Distances and times are approximate)

South West Coastal Path: 550 yards. Bus Stop: 60 yards (no 51 bus to St Austell via Veryan and Tregony). The Lugger Hotel: 500 yards. Portloe Harbour: 530 yards. The Ship Inn Public House: 350 yards. Veryan Post Office and Stores: 1.3 miles. Carne Beach: 2.3 miles. Truro: 10 miles. Cornwall Airport Newquay: 22 miles (flights to London, other UK Regional Airports and European Destinations). St Austell: 12 miles (London Paddington 4.5 hours by direct train).

Portloe

Portloe is a very attractive, protected and unspoilt fishing village, located on the Roseland Peninsula, an Area of Outstanding Natural Beauty with safe sailing waters. It has a fine hotel, a public house, bus service and Fibre Broadband. The village of Veryan is approximately 1.5 miles, and provides a primary school, Church, mini-market / post office and public house. St Mawes and Tregony have more comprehensive facilities and are approximately 10 miles and 5 miles away respectively. Carne Beach, owned by the National Trust, offers a wide expanse of clean sand and safe bathing and is about 2.3 miles away. The market town of St Austell and Cathedral City of Truro are about 10 miles away, Truro being the commercial and judicial centre for Cornwall. It also has a main line inter-city railway link, with branch services to the port of Falmouth.

Cornwall

The Duchy of Cornwall offers a range of accessible attractions such as the Eden Project, the National Maritime Museum, the Lost Gardens of Heligan, and the Tate Gallery. The Cathedral City of Truro has a fine range of stores, private schools, college and the main hospital in the county (RCH Treliske). Both Falmouth University, Truro College and Cornwall Airport at Newquay are rapidly expanding.

Fine Dining Restaurants

Fine dining Michelin star and celebrity chef restaurants are in abundance, including Rick Stein (Padstow), Nathan Outlaw (Port Isaac), Paul Ainsworth (Padstow and Rock). Rising stars on The Roseland Peninsula include Simon Stallard at The Hidden Hut on Porthcurnick Beach and The Standard Inn in Gerrans, Paul Wadham at Hotel Tresanton, St Mawes, Matt Haggath at the Idle Rocks, St Mawes and Michael Golez at The Lugger Hotel in Portloe.





Approximate total area⁽¹⁾

1412.77 ft²

131.25 m²

(1) Excluding balconies and terraces

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

GIRAFFE360

Spindrift

Sunny Corner
Portloe
Truro
Cornwall
TR2 5RB

General Information

Services and Specifications: Mains water, electricity and drainage. Satellite Dish. Telephone and Broadband. Oil Fired Central Heating to radiators. Double Glazed Windows and Doors.

Energy Performance Certificate Rating: E

Council Tax Band: E

Broadband: FTTP Ultrafast Broadband is available. Openreach predicted max download speeds: Ultrafast (FTTP) 1000 Mbps; Superfast (FTTC) 10 Mbps; Standard 24 Mbps.

Ofcom Mobile Area Coverage Rating : Good.

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

Tenure: FREEHOLD.

Land Registry Title Number: CL268936

Viewing: Strictly by appointment with H Tiddy.

H Tiddy Estate Agents

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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. The electrical circuit, appliances and heating system have not been tested by the agents. All negotiations must be with H Tiddy. Before proceeding to purchase, buyers should consider an independent check of all aspects of the property. Further information on mobile coverage and broadband availability is found on ofcom and openreach 'checker' websites. Visit the Gov.uk website to 'check long term flood risks'.

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