



Mara

H Tiddy

Mara

A superbly modernised and tastefully presented contemporary split-level family sized house, capturing exceptionally inspiring far reaching coastal and sea views, nestled quietly amongst beautiful landscaped gardens in this picturesque and unspoilt fishing village within an Area of Outstanding Natural Beauty.

Accommodation Summary

Gross Internal Floor Area: 2085 sq. ft. (194.00 sq. m.)

Plot Size: about 0.34 of an acre

Lower Ground Floor

Entrance Hall, Shower Room, Utility Room, Guest Bedroom Two with stylish En-Suite Shower Room, Bedroom Three.

Upper Ground Floor

Open Plan Bespoke Kitchen / Dining Room with Large Balcony, Living Room, Study, Mezzanine Landing, Bedroom One (with access to a large Sun Terrace), Bedroom Four, Luxury Bath / Shower Room.

Outside

Paved Parking Area. Workshop / Store. Further Garden Store. Timber Shed. Two Decked Terraces. Two Private Patio Areas. Surrounding Colourful Terraced Landscaped Gardens. Adjacent Southern Garden Area Bordered by a Stream.



Description

Originally built in the early 1970's, this beautifully presented home has been modernised and cleverly re-configured with flair and imagination over the last few years by the current owner and now provides versatile light and airy accommodation which is fitted to high standards. The property and the landscaped gardens are designed to maximize the magnificent views which cascade down over the valley and part of the village towards the quaint harbour and the National Trust owned headland called Jacka Point before extending over miles of open sea across Veryan Bay towards Dodman Point in the distance. On clearer nights, it is possible to observe the lights of the Eddystone Lighthouse. An internal inspection is recommended to appreciate first hand Mara's impressive qualities and tranquil location.

Suited towards the retiring or family buyer as a lifestyle change permanent home, this exceptional coastal home is equally perfect as a holiday home. Conveniently located for the City of Truro, beautiful sandy beaches, and the sailing waters of the Carrick Roads, on the doorstep from Mara are wonderful countryside and coastal walks, the harbour for the water-sport enthusiast or swimmer, the local pub and beer garden and, for the food connoisseur, the two AA Rosette restaurant at the acclaimed The Lugger Hotel.



Mara

The property offers a versatile balance of formal and informal living accommodation. On the Lower Ground Floor, an Entrance Hall has stairs rising to the Upper Floor. Doors lead to a useful Shower Room, Utility Room, and Two Bedrooms, both of which are of a good size with Bedroom Two having a tasteful En-Suite Shower Room. The Utility Room has a worktop with sink, plumbing and spaces for white goods. One cupboard houses the oil-fired central heating boiler. Another cupboard offers useful storage under the stairs.

Upon entering the Upper Ground Floor you are immediately drawn to the beautiful views before appreciating the spacious open plan Bespoke Fitted Kitchen and Dining Room which has a range of appliances and a central island. Patio doors enter on to a large Balcony, perfect for alfresco breakfasts and lunches. The dual aspect spacious Living Room has a featured fireplace and leads to a Study which could be utilised as a potential Fifth Bedroom or Snug.

A small flight of stairs rises to the Upper Level which currently comprises a Mezzanine Landing (with Airing Cupboard), Bedroom One (benefitting from the glorious views with Fitted Wardrobes and Patio Doors onto the Large Sun Terrace), Bedroom Four and a luxury family Bathroom with separate Shower. This whole area could comfortably be a Principal Bedroom Suite by utilising the Fourth Bedroom as a Dressing Room.







The Gardens

The surrounding private gardens are a particular feature of the property and have been landscaped and designed for easy maintenance, as well as maximize on the enjoyment spaces to capitalise on the splendour of the views.

The property is approached from the road via a private driveway over which it has a right of way leading into a large slate paved PARKING AREA with space for at least 3 vehicles. There is a small brook to the south of the drive, in front of which there is another PARKING SPACE. To the side of the parking area is a useful detached wooden STORAGE SHED plus housing for the oil tank and a pedestrian access door leads to an internal STORE.

A variety of steps lead up to a spacious BALCONY which connects to a large SUN TERRACE, both being an excellent vantage point to admire the beautiful vista over the surrounding countryside, Veryan Bay, Jacka Point and Dodman Point. The Balcony has access from the Kitchen / Dining Room, whilst the Sun Terrace has patio doors leading to the Principal Bedroom.

From the Sun Terrace is an area of LAWN surrounded by shrubs and flower beds stocked with a wide variety of colourful plants. A path then meanders along to a combination of inter-linked PATIOS, bordered by Cornish Hedge and fields, and capturing the all day and evening sun perfect for alfresco Dining and Barbeques. Steps, bordered by colourful shrubs lead down to the rear property where a further TIMBER SHED is found. The path extends around the side to the front entrance.



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.



Portloe, The Jacka, Veryan Bay and Dedman



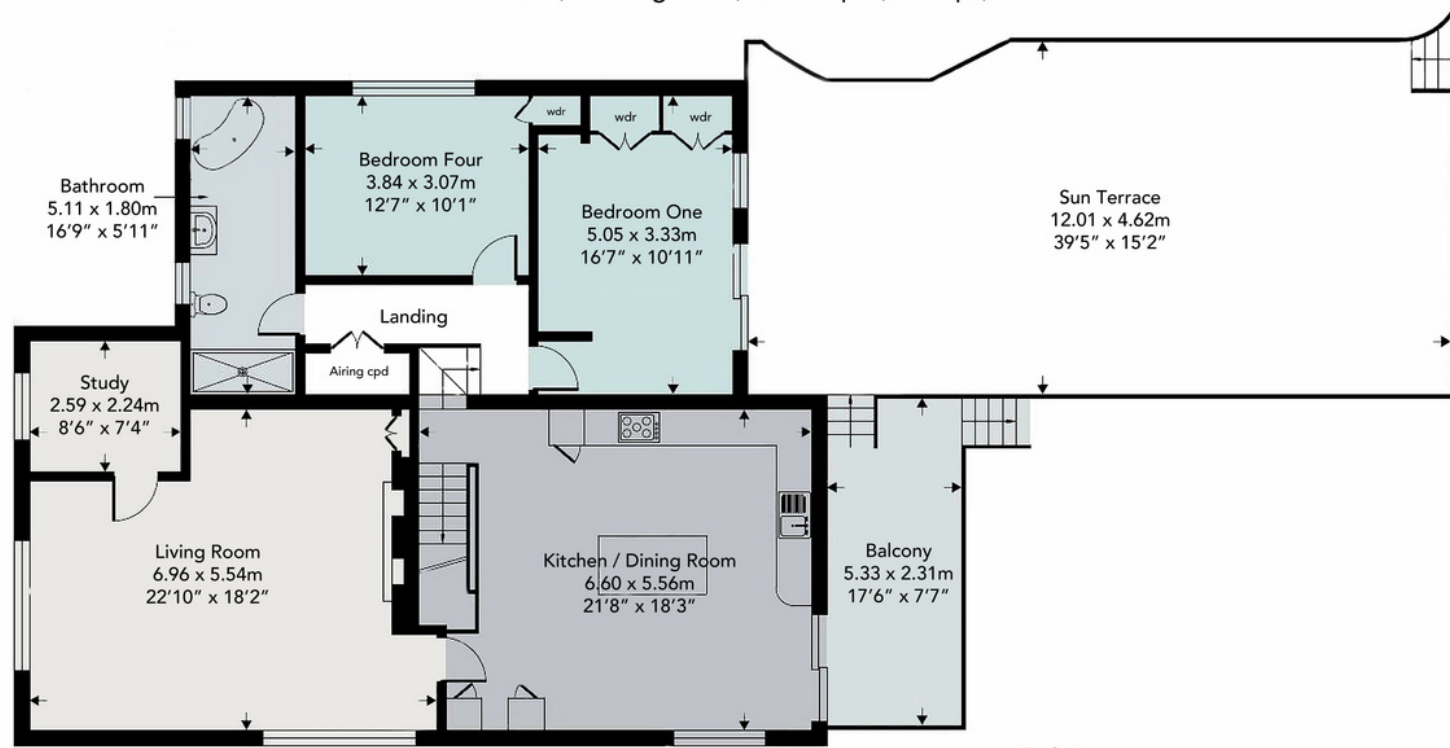
Portloe Harbour



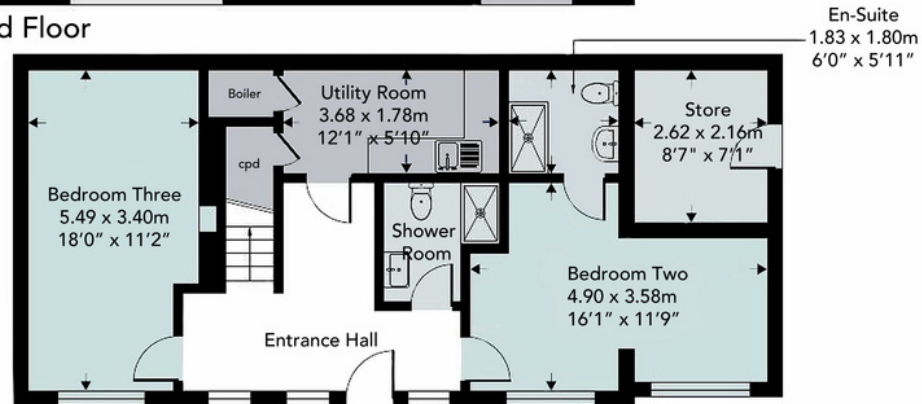
Carne Beach, The Roseland Peninsula

MARA, PORTLOE

Gross Internal Measurements (Including Store): 2085 sq ft (194 sqm)

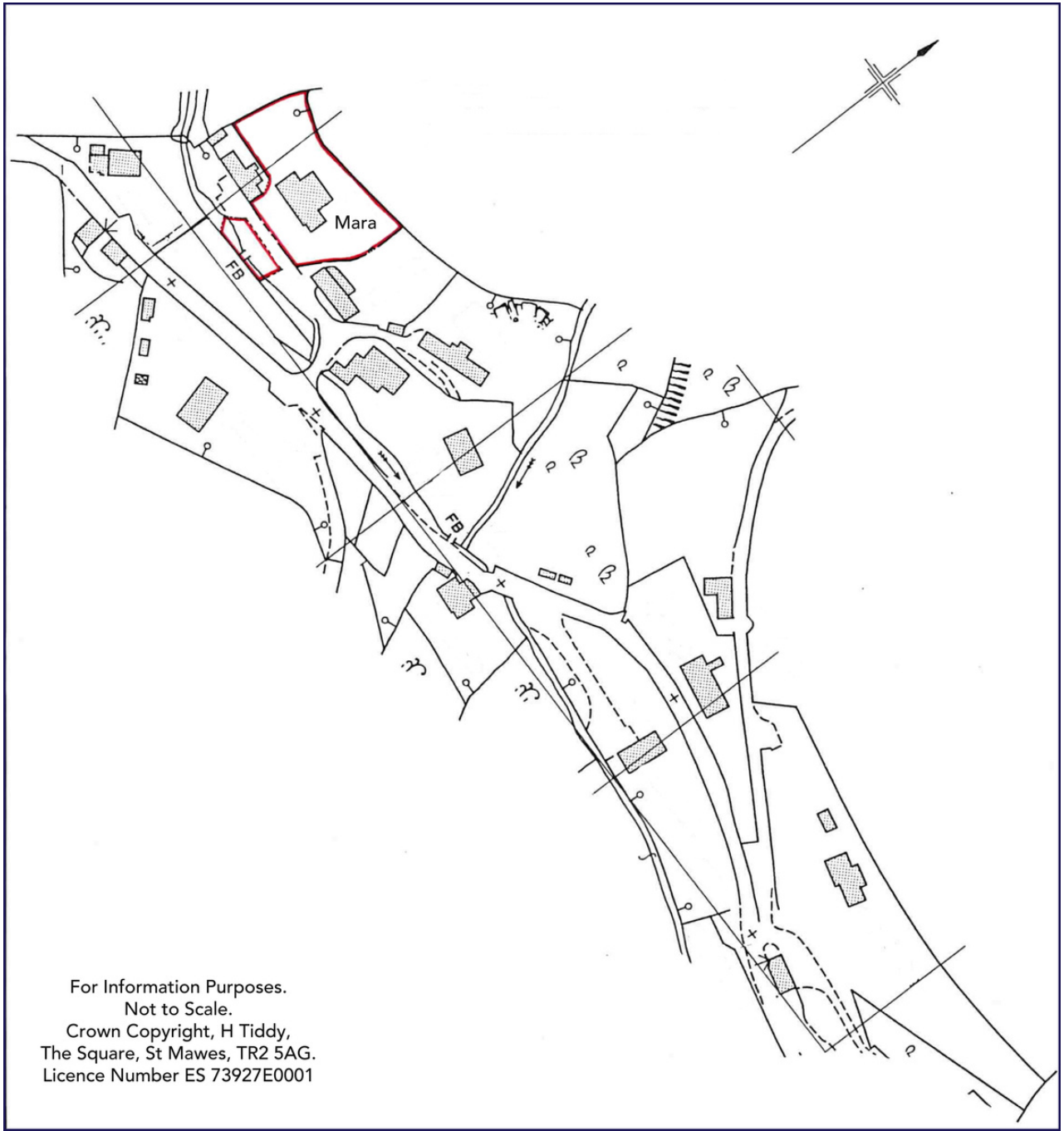


Upper Ground Floor



Lower Ground Floor

Dimensions are Approximate. For Information Purposes. Not to Scale.



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Not to Scale.
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Mara

Sunny Corner
Portloe
Truro
Cornwall
TR2 5RB

General Information

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

Energy Performance Certificate Rating: D

Council Tax Band: F

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: Very Low.

Tenure: FREEHOLD.

Land Registry Title Number: CL124430

Viewing: Strictly by appointment with H Tiddy.

H Tiddy Estate Agents

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