



Porthcurnick Lodge

## Porthcurnick Lodge

*Offering spectacular sea and coastal and countryside views, a detached bungalow residence with a self-contained detached annexe having the rarity of private pedestrian access on to the famed Porthcurnick Beach, just 130 yards away.*



## Accommodation Summary

Internal Floor Area: 1,691.12 sq. ft. (157.11 sq. m.)

### **Porthcurnick Lodge - 1146.89 sq.ft (106.55 sq.m)**

Entrance Hall, Living Room, Dining Room, Kitchen, Sitting Room / Snug, Utility Room, Inner Hall, Principal Bedroom, Guest Bedroom with En-Suite Shower Room, Bedroom Three and Family Bathroom.

### **Porthcurnick Studio - 544.22 sq.ft (50.56 sq.m)**

Open Plan Living Room / Dining Area and Kitchen, Bedroom, Shower Room.

### **Gardens and Parking - (circa 0.16 of an acre)**

Fore Garden, Rear Garden and Sun Terrace, Driveway and Parking Forecourt by the Studio plus extra spaces for two mid-sized vehicles at the Lodge.

### **Private Pedestrian Footpath to the Beach**

Right of way granted by the National Trust permitting direct private pedestrian access to Porthcurnick Beach around 130 yards away.



## Introduction

Perched just above the safe sandy beach of Porthcurnick and the South West Coastal Path, this rare opportunity is located in a highly regarded hamlet in an Area of Outstanding Natural Beauty, and also has the convenience of being within a leisurely just over half a mile walk to the wide range of amenities found in the thriving village of Portscatho. The property has been in the ownership of the same family for the last 28 years as their well-loved holiday home. Porthcurnick Lodge has been successfully holiday let for many years and had an increase in gross income in more recent years with the addition of the detached one-bedroom annexe (Porthcurnick Studio).



## Description

This desirable coastal home is positioned a few degrees off due south and is bordered by land, in the seaward direction, which is owned by the National Trust, thus meaning the enviable and beautiful views are protected. Many of the rooms in the property optimize the splendid views which encompass Porthcurnick Beach (home of the famous Hidden Hut), Gerrans Bay, Nare Head spanning past the pretty harbour of Portscatho and Gerrans (with its characteristic church spire) and across miles of open sea. Mere photography does not do justice to the panorama, which should be viewed first hand to fully appreciate.



## Summary

Equally suitable as a lifestyle change, retirement or family residence, either as a permanent or holiday home, Porthcurnick Lodge and Studio are well presented and offer ready to move into habitable accommodation. Equally, this rare find has overwhelming potential, subject to any necessary planning consents. Based on the popularity and exclusiveness of Rosevine, we strongly advise an early appointment to view to avoid any disappointment.





## Location Summary

(Distances and times are approximate)

Porthcurnick Beach: 130 yards walk. The Hidden Hut: 170 yards walk. Driftwood Hotel and Restaurant: 0.5 mile walk. Portscatho village centre: 0.6 mile walk or 2.3 miles by car. Percuil Boatyard: 3.5 miles. King Harry Car Ferry: 4.5 miles. St Mawes: 5 miles. Truro: 13 miles by road or 9 miles by car ferry. St Austell: 15 miles. Cornwall Airport Newquay: 24 miles (regular flights to London, other UK regional airports and European destinations).

## Rosevine

This highly sought-after hamlet is located on the rustic coastline on the Roseland Peninsula, an Area of Outstanding Natural Beauty. Rosevine is perched on the South West Coastal Path providing access to many coves and beaches. Rosevine comprises two acclaimed hotel / restaurants, and the locally known Curgurell Farm Shop. The famous Hidden Hut café and a wide range of amenities in Portscatho are only 170 yards and 0.6 miles respectively along the coastal path from Porthcurnick Lodge.

## Local Amenities

The thriving coastal village of Portscatho has several shops, general store / Post Office, art galleries, 2 pubs, cafes, garage, Doctors' surgery and churches. The exclusive village of St Mawes is 5 miles away and has an all-year-round pedestrian ferry service to Falmouth. Gerrans Primary School is 2.4 miles by road, or a one mile walk away from Porthcurnick Lodge whilst, for secondary education, the Osted Rated Outstanding Roseland Academy in Tregony is about 7.5 miles distant.

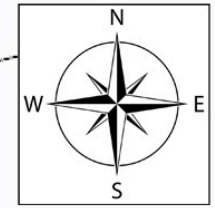
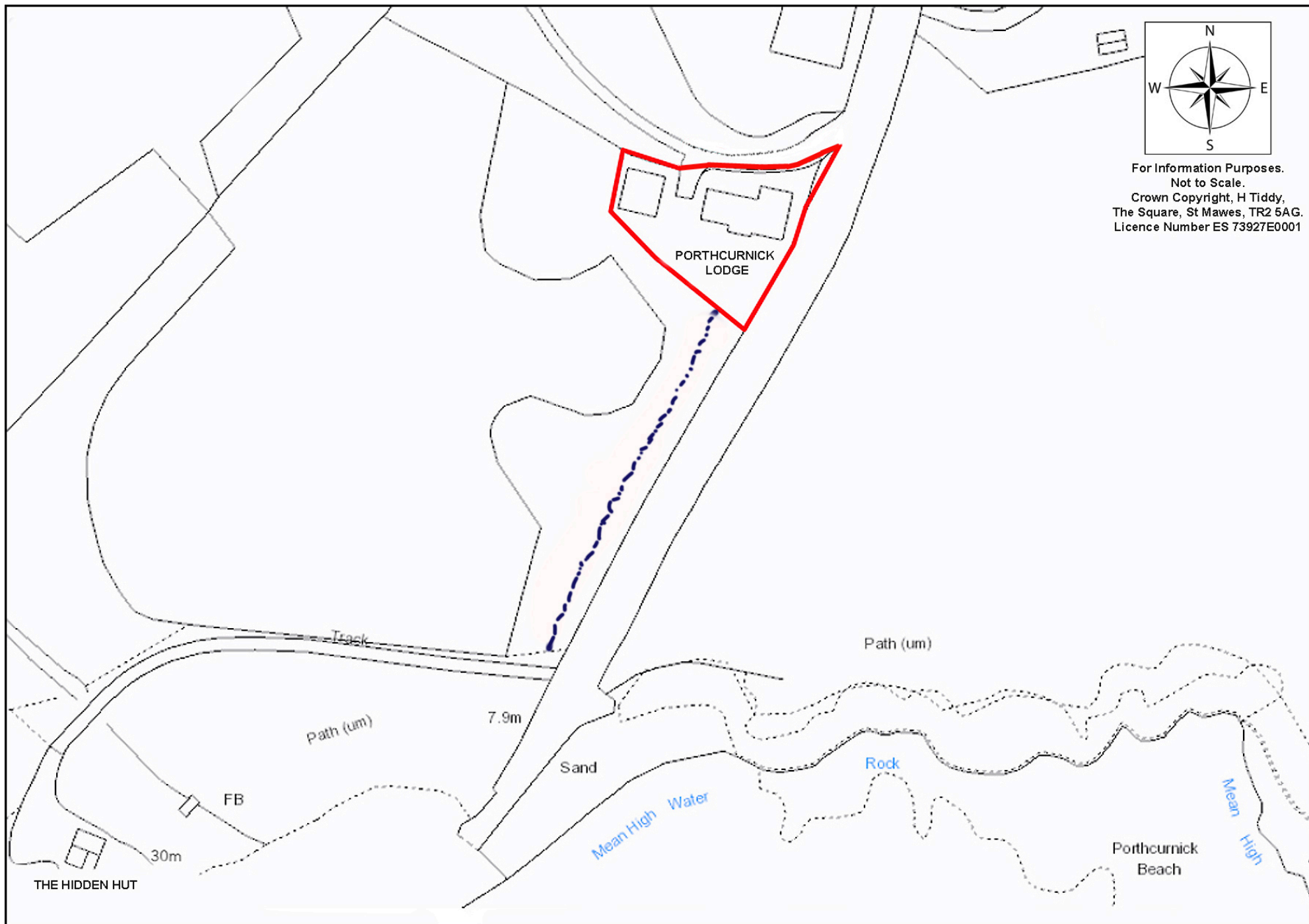
## Cornwall

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 Newquay has regular daily flights to London as well as offering connections to other UK regional airports and several European destinations.

## Fine Dining Restaurants

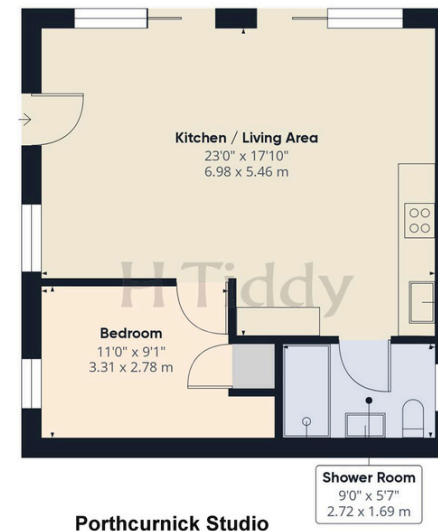
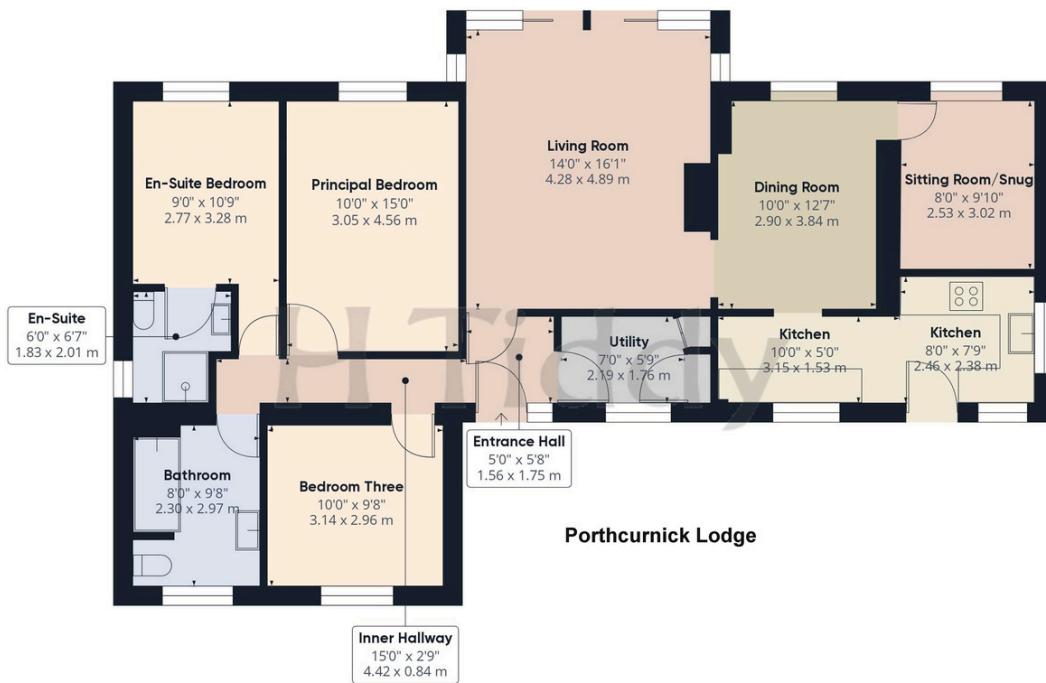
Fine dining Michelin star and celebrity chef restaurants are in abundance, including Rick Stein (Padstow), Nathan Outlaw (Port Isaac), and Paul Ainsworth (Padstow and Rock). Rising stars on The Roseland are Paul Green at the Driftwood, Rosevine, Paul Wadham at Hotel Tresanton in St Mawes, Simon Stallard at The Hidden Hut on Porthcurnick Beach and The Standard Inn in Gerrans.





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Approximate total area<sup>(1)</sup>

1691.12 ft<sup>2</sup>

157.11 m<sup>2</sup>

(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.

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## General Information

**Services and Specifications:** Mains water, electricity and private drainage. Electric heating. Double glazed windows and doors.

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

**FTTP Broadband available:** Openreach predicted max download speeds: Ultrafast 1800 Mbps; FTTC Superfast 19 Mbps; Standard 24 Mbps.

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

**Energy Performance Certificate Rating:** Porthcurnick Lodge: F. Porthcurnick Studio: D.

**Council Tax Band:** Business Rated (Currently Zero under small business rates relief)

**Tenure:** FREEHOLD.

**Land Registry Title Number:** CL117730.

**Holiday Letting:** The Property has an established letting history and is let via Classic Cottages.

**Furnishings, Contents and Effects:** With the exception of personal belongings, fixtures, fittings, furnishings, contents and effects are available by separate negotiation.

### Relevant Planning Permissions:

PA18/05604 Continued use of the ancillary building as an annexe and/or holiday letting unit.

PA17/04121 Proposed store/hobby room with roof terrace over.

**Viewing:** Strictly by appointment with H Tiddy. Changeover Days are Saturdays during the weeks paying guests are in residence.

## Porthcurnick Lodge

Rosevine  
The Roseland Peninsula  
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## H Tiddy Estate Agents

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## Important Notice

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