

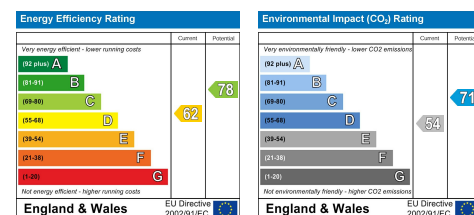
## PORTSCATHO



### KEY FEATURES

- 4/5 Bedrooms
- Large Kitchen/Dining Room
- First Floor Bathroom
- Utility Room, Playroom/5th Bedroom
- Master with Luxurious En-Suite
- Sitting Room
- Ground Floor Shower Room
- Large Gardens

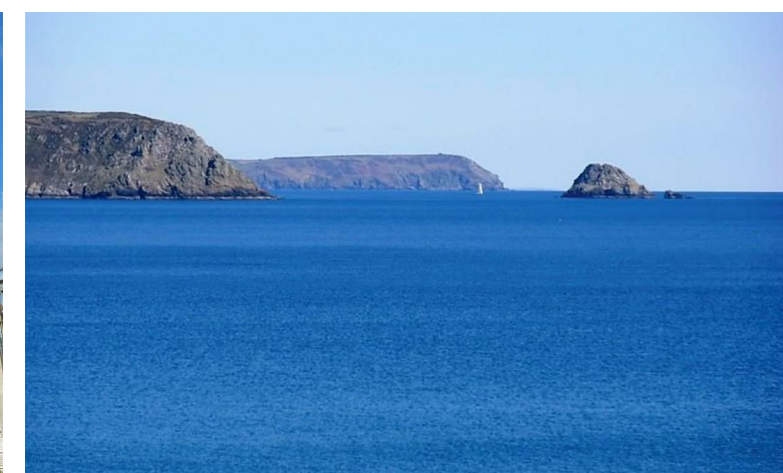
### ENERGY PERFORMANCE RATING



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### 7 SPRINGFIELD, PORTSCATHO, TRURO, TR2 5HS

#### SUBSTANTIALLY EXTENDED HOUSE WITH MAGNIFICENT SEA VIEWS

In a popular residential area within this picturesque Roseland fishing village enjoying uninterrupted views over Gerrans Bay.

Beautifully presented and completely remodelled by the current owners offering versatile accommodation.

Internal viewing essential. EPC - D.

GUIDE PRICE £379,000

### CONTACT US

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7 Springfield is a large semi detached house in the heart of Portscatho. It has been completely refurbished and significantly extended during our clients ownership and now offers light and airy rooms, most enjoying fabulous uninterrupted sea views from the front over Gerrans Bay and Nare Head. The accommodation is extremely versatile and includes four bedrooms and family bathroom on the first floor, the master bedroom benefits from a luxurious en-suite bathroom and the best of the sea and coastal views. The ground floor includes spacious entrance hall, sitting room with open fire, large kitchen/dining room, utility room, ground floor shower room and playroom/fifth bedroom. The utility, playroom and ground floor shower room could be split off from the main house to provide annexe accommodation as it has separate access at the rear. Further details are available from the agent. The property benefits from double glazing throughout and has oil fired central heating. A large deck has been added at the front directly accessed from the kitchen/dining room with glazed balustrading providing plenty of sitting out space and from here the views are breath taking. There are also good sized front and rear gardens.

Portscatho itself is a thriving fishing village in the heart of the Roseland Peninsula, sharing many of its facilities with neighbouring Gerrans. Between the two you will find two pubs, a church, garage, galleries, a post office, shops and doctors surgery. Portscatho is situated approximately five miles from the village of St. Mawes (which has a regular foot passenger service to Falmouth and approximately sixteen miles from the Cathedral city of Truro where more facilities can be found. The nearby King Harry Ferry provides a convenient and scenic commute to Truro and Falmouth. Much of Portscatho surrounding coastline is owned by the National Trust offering splendid coastal walks and many sandy beaches.

In greater detail the accommodation comprises (all measurements are approximate):

### ENTRANCE PORCH

Glazed door opening to:-

### HALLWAY

Attractive oak turning staircase with glass balustrade leading to first floor, window to side, spotlights, radiator and glazed door to kitchen/dining room.

### SITTING ROOM

10'11" x 10'11" (3.34m x 3.33m)

Window to front enjoying sea views, open fire place with tiled hearth and wood surround mantle over. T.V. and telephone points and radiator.

### KITCHEN/DINING ROOM

20'11" x 13'10" (6.39m x 4.22m)

Sliding french doors enjoying panoramic sea views giving access to raised deck outside. Fireplace (currently blocked off but could be reused) with cupboards and shelves to the side. Excellent range of both base and eye level kitchen units, built-in double oven, integral dishwasher, ceramic hob with extractor hood over. Opening to inner hall.

### UTILITY ROOM

8'7" x 8'0" (2.63m x 2.45m)

Window and half glazed door leading to rear garden. Single stainless steel sink with single drainer. Space and plumbing for washing machine and space for tumble drier. Spotlights. Oil fired central heating boiler.

### PLAYROOM/5TH BEDROOM

12'11" x 11'7" (3.95m x 3.54m)

Sliding patio doors leading to rear sun terrace, high level window with window blinds, spotlights and radiator.

### SHOWER ROOM

A white suite comprising low level w.c., wash hand basin with tiled splashback and mirror over, curved corner shower cubicle with fully tiled surround and shower over, heated towel rail, extractor fan.

### FIRST FLOOR



### LANDING

Loft access. Storage cupboard over stairs. Airing cupboard housing factory lagged hot water cylinder with shelves.

### BEDROOM 1

12'6" x 10'8" (3.82m x 3.27m)

Plus door recess. Window to front enjoying fabulous uninterrupted sea views over Gerrans Bay, radiator and t.v. point.

### LUXURIOUS EN-SUITE

Comprising free standing roll top bath, shower cubicle with fully tiled surround, low level w.c., vanity sink unit, tiled floor and walls, heated towel rail and spotlights.

### BEDROOM 2

10'10" x 10'10" (3.32m x 3.31m)

Window to front also enjoying fabulous sea views, radiator, t.v. and telephone point.

### BATHROOM

A white suite with low level w.c., panelled bath, pedestal wash hand basin, heated towel rail, tiled floor and walls. Spotlights and frosted window to side.

### BEDROOM 3

9'6" x 8'8" (2.92m x 2.65m)

Window overlooking rear garden, radiator, t.v. point.

### BEDROOM 4

10'0" x 8'8" (3.06m x 2.66m)

Maximum measurements. Double glazed window overlooking the rear garden, radiator and t.v. point.

### OUTSIDE

7 Springfield occupies a large plot with garden to three sides. The owners have landscaped these gardens in recent years making them very usable. A large deck has been added at the front with

glass balustrading providing plenty of sitting out space and direct access from the open plan kitchen/dining room providing plenty of sitting out space from which to enjoy to the stunning sea views. Beyond this is a gently sloping lawned garden. At the side is a large paved sun terrace and steps lead to further lawn all enclosed and therefore ideal for children and pets.

### SERVICES

Mains water, electricity and drainage are connected. Oil fired central heating.

### N.B

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

Please note that there is a Section 157 Restriction whereby to be eligible to purchase 7 Springfield, the purchaser must have an address in Cornwall currently, or have lived in Cornwall for a minimum of 3 years.

### VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

### DIRECTIONS

Proceed into Portscatho and on entering the village No. 7 Springfield is easily identified a short distance along on the right hand side.

### DATA PROTECTION

We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our offices in Truro or St Mawes.