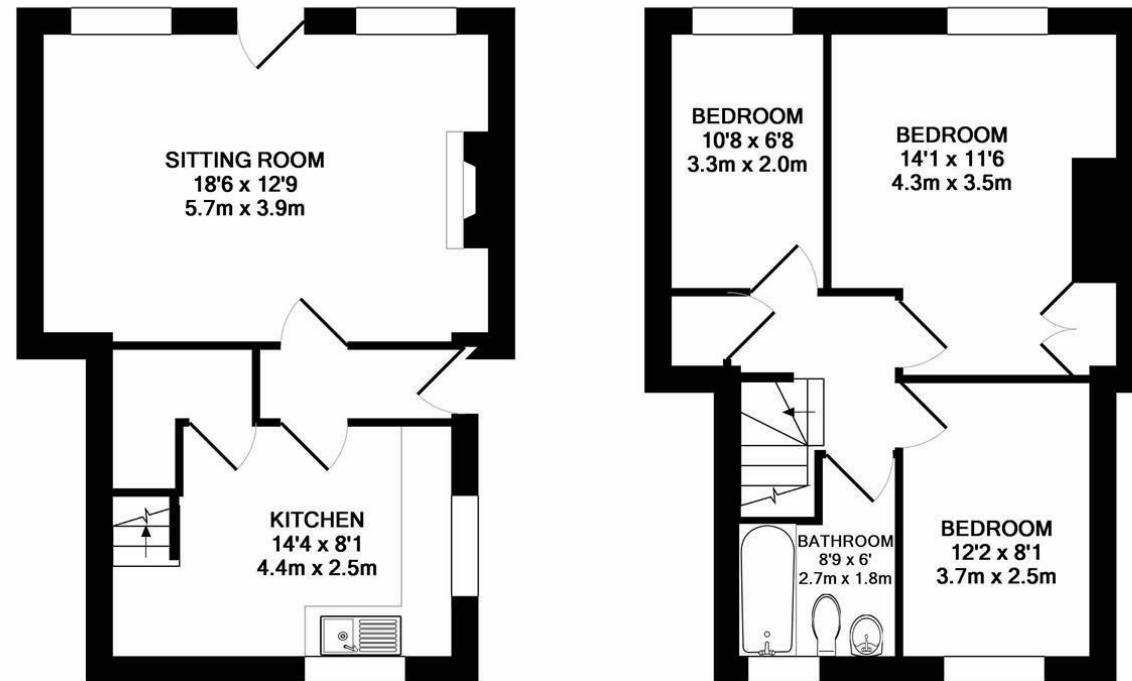


PORTLOE, ROSELAND PENINSULA



GROUND FLOOR  
APPROX. FLOOR AREA 418 SQ.FT. (38.9 SQ.M.)

1ST FLOOR  
APPROX. FLOOR AREA 418 SQ.FT. (38.9 SQ.M.)

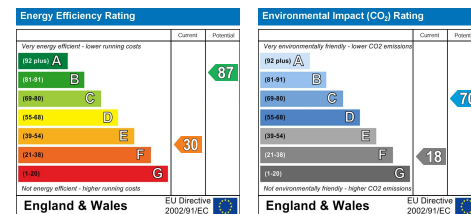
TOTAL APPROX. FLOOR AREA 837 SQ.FT. (77.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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KEY FEATURES

- Semi-detached Cottage
- Three Bedrooms
- Main Reception Room
- Harbour and Sea Views
- Central Village Location
- Bathroom
- Kitchen
- For Refurbishment

ENERGY PERFORMANCE RATING



The Particulars are issued on the understanding that all negotiations are conducted through Philip Martin who for themselves or the Vendor whose agents they are, give notice that:

(a) Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed, and they do not constitute any part of an offer or contract. Any intended purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

(b) They do not accept liability for any inaccuracy in these particulars nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.



FUSCHIA COTTAGE, PORTLOE, TRURO, TR2 5QZ  
SEMI DETACHED COTTAGE FOR REFURBISHMENT

A substantial semi detached stone cottage in a central village location and enjoying views into the harbour, out to sea and the cliffs adjacent. Three bedrooms and bathroom on the first floor, spacious main reception room and kitchen on the ground floor.

One of the last of its type in this highly regarded coastal village and especially in such a strategic position with a good outlook. EPC - F

GUIDE PRICE £375,000

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## GENERAL REMARKS AND LOCATION

The availability of Fuschia Cottage is a very rare opportunity to purchase a three bedroom cottage for refurbishment in such a strategic location within Portloe. The cottage is semi detached with an attractive stone frontage and is arguably larger than might be immediately apparent due to an extension added to the rear over thirty years ago. It is set back from the main thoroughfare leading through the village with a walled forecourt for sitting out and enabling the delightful views to the sea and cliffs. The property has been in the same family ownership for many years and early viewing is strongly advised.

Portloe is one of the "jewels" of the Roseland Peninsula. It has seen little or no intensive development in modern times and still retains its traditional atmosphere with clusters of old stone cottages set in a cleft of the cliff and descending to a delightful small harbour still used by local fishermen but with the industry now sadly concentrating on crabs and lobsters. Not surprisingly most of the village has been declared a Conservation Area. Limited local facilities include a pub and church but there is also a bus service throughout the year and the larger village of Veyan, known for its picturesque round houses built in the 19th Century by a Clergyman, is about

two miles away. Here there is a pub, church, primary school, post office/general store, as well as a social/sports hall with indoor bowls and tennis courts. Much of the land in the area is owned and protected by the National Trust and the clifftop walks in the immediate vicinity are exceptional. The nearby Carne and Pendower Beach is also a favourite with locals and visitors alike. The city of Truro with its Cathedral and fine shopping centre is about twelve miles away.

## THE COTTAGE

The cottage is an attractive double fronted building with stone elevations, brick window arches and traditional sash windows (obviously in need of attention). The dwelling was upgraded and extended many years ago whereby two rooms on the ground floor were amalgamated into one spacious reception with an open inglenook and a modern extension added to the rear to facilitate three bedrooms on the first floor plus a bathroom. The whole of the accommodation is in need of refurbishment.

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

Ground Floor



Front entrance door opening directly into:-

## MAIN RECEPTION ROOM

18'6" x 12'9" (5.64m x 3.89m)

With beamed ceiling and open inglenook with internal smaller fireplace. Further exposed stone and 2 windows to the front elevation.

## HALLWAY

(entered at the side of the cottage) With access to kitchen and main reception room.

## KITCHEN

14'4" x 8'1" (4.37m x 2.46m)

With sink unit and worktop. Staircase leading off to the first floor.

First Floor

## LANDING

(entered at the side of the cottage) with access to Kitchen and main Reception Room.

## BEDROOM 1

14'1" x 11'6" (4.29m x 3.51m)

## BEDROOM 2

10'8" x 6'8" (3.25m x 2.03m)

## BEDROOM 3

12'2" x 8'1" (3.71m x 2.46m)

## BATHROOM

8'9" x 6' (2.67m x 1.83m)

With bath, wash hand basin and w.c.

## OUTSIDE

A walled forecourt and tiny garden area extends to the front of the property and being slightly elevated from the road it is ideal for sitting out and taking advantage of the views across the harbour. Flower bed along the frontage with several Fuschias. The side alleyway is believed to form part of the freehold title and is subject to a right of way for the neighbouring property. There is effectively no land to the rear of the property.

## SERVICES

Mains water, electricity and drainage are believed to be connected.

## N.B

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

## 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

The property is easily located fronting the main thoroughfare through the village and almost directly above the harbour with a for sale board displayed.

## 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.