

## PORTSCATHO



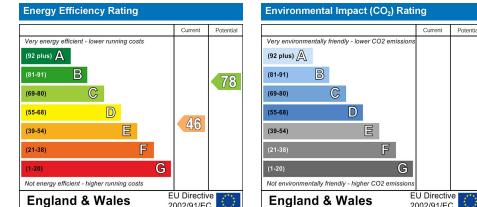
### 6 Gerrans Hill, Portscatho

#### KEY FEATURES

- Three Bedrooms
- Dining Room
- Sun Room
- Parking
- Fabulous Views

- Sitting Room
- Kitchen/Breakfast Room
- Enclosed Private Garden
- Double Garage
- No Chain

#### 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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

Sales - Referral fee disclosure - We may recommend conveyancing services to you through Simply Conveyancing. These services are optional, however, should you use their services, Philip Martin will receive a payment which is typically £200 plus vat.

#### CONTACT US

9 Cathedral Lane  
Truro  
Cornwall  
TR1 2QS

01872 242244

[sales@philip-martin.co.uk](mailto:sales@philip-martin.co.uk)

3 Quayside Arcade  
St Mawes  
Truro  
Cornwall  
TR2 5DT

01326 270008

[stmawes@philip-martin.co.uk](mailto:stmawes@philip-martin.co.uk)



### 6 GERRANS HILL, PORTSCATHO, TRURO, CORNWALL, TR2 5EE SPACIOUS DETACHED BUNGALOW WITH FABULOUS COASTAL VIEWS

Extended substantially at the rear and occupying a mature plot in an elevated position. Enjoying panoramic views over Gerrans Bay to Nare Head and Gull Rock with The Dodman beyond. Three bedrooms, sitting room, dining room, kitchen/breakfast room, sun room, utility, cloakroom, modern shower room. Private enclosed garden. Parking and double garage. Sold with no chain - early viewing essential. EPC - E  
BEST AND FINAL OFFERS BY 5.30PM FRIDAY 30 OCTOBER 2020

GUIDE PRICE £495,000

## GENERAL COMMENTS

A superb opportunity to purchase a detached property within Portscatho village enjoying far reaching sea and coastal views. The location is excellent being at the higher end of a quiet cul-de-sac of bungalows and within walking distance of village facilities. The property has panoramic views over Gerrans Bay and Nare Head with the Dodman beyond. In clear weather it is possible to see shipping entering and leaving Plymouth Sound and at night the Eddystone light can usually be discerned. The bungalow has been extended substantially at the rear and is deceptively larger than it appears on first approach.

## LOCATION

Gerrans and Portscatho are an attractive highly desirable coastal villages with excellent range of village facilities including two public houses, village store, post office, butchers, galleries, restaurants, doctors surgery, social club, primary school and a village Church. St. Mawes is within six miles with a wider range of facilities as well as restaurants, pedestrian ferry to Falmouth. The cathedral city of Truro is approximately fifteen miles or seven to eight miles via the King Harry ferry. The Roseland Peninsula is a designated area of outstanding natural beauty and there are many scenic attractions in the immediate area and an abundance of walks both along the south coast and the Fal Estuary. Much of which is owned and protected by the National Trust.

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

## ENTRANCE HALL

Half glazed entrance door with side windows. Cupboard for coats with storage over, two loft hatches, night storage heater, airing cupboard with hot water cylinder and slatted shelves,

## CLOAKROOM

White suite with low level w.c, pedestal wash hand basin with tiled splashback, frosted window to front.



## SITTING ROOM

21'2" x 10'11" (6.47 x 3.33)

Windows to front and side enjoying sea and countryside views. Open fireplace with stone surround and hearth, two night storage heaters, television point, glazed double doors opening to:

## DINING ROOM

10'11" x 8'11" (3.33 x 2.74)

Opening into sun room and door to kitchen/breakfast room.

## SUN ROOM

10'2" x 7'2" (3.10 x 2.20)

Sliding patio doors opening into rear garden. Window to side enjoying fabulous sea and coastal views over Gerrans Bay towards Dodman Point. Night storage heater.

## KITCHEN/BREAKFAST ROOM

17'3" x 10'2" (5.28 x 3.11)

Excellent range of base and eye level units, worktops with tiled splashbacks, single stainless steel sink/drainer, Cannon double oven, LPG hob, Beko dishwasher, Liebherr fridge/freezer. Window overlooking rear garden, night storage heater, telephone point, broom cupboard, doors to hall and utility room.

## UTILITY ROOM

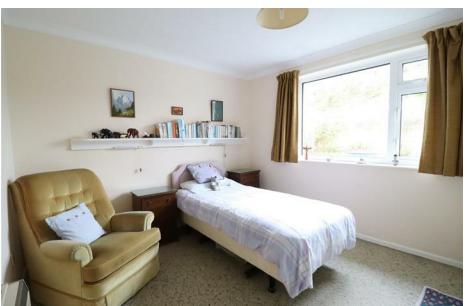
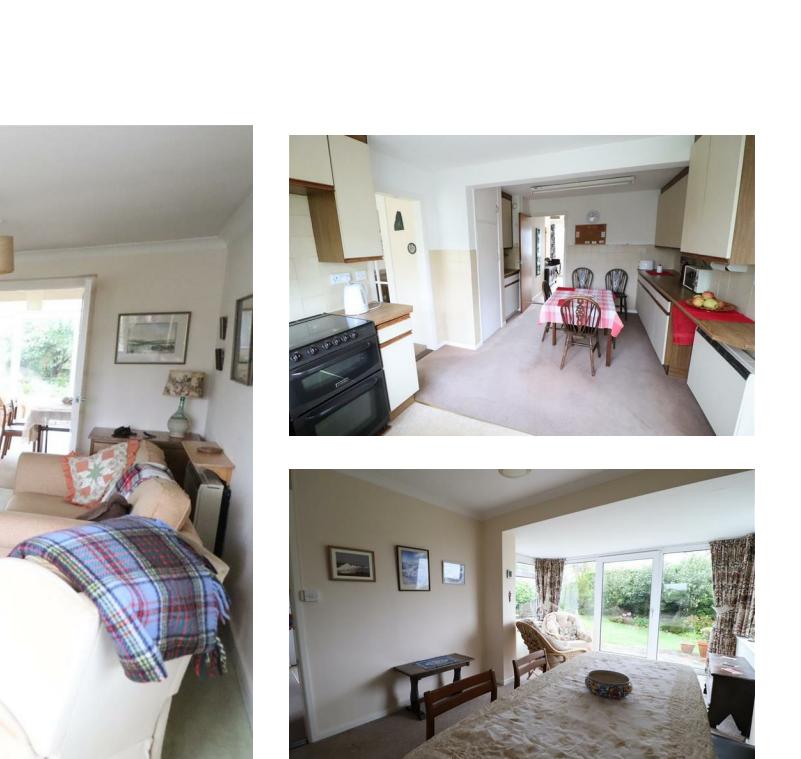
8'7" x 5'10" (2.64 x 1.80)

Windows overlooking the garden, base level kitchen cupboards, single stainless steel sink/drainer, Servis washing machine, Bosh fridge/freezer, partly glazed stable door opening to rear garden.

## BEDROOM ONE

12'4" x 10'10" (3.77 x 3.32)

Window to front enjoying distant sea and countryside views. Built in wardrobes with storage cupboards over, night storage heater, television and telephone points.



## BEDROOM TWO

10'10" x 10'2" (3.32 x 3.10)

Window overlooking the rear garden, night storage heater, built in wardrobes with dressing table.

## SHOWER ROOM

A modern white suite with low level w.c, pedestal wash hand basin, walk in shower with Mira shower and glass shower screen, heated towel rail, mirror fronted cabinet, frosted window to rear, Dimplex wall mounted heater.

## BEDROOM THREE

9'8" x 6'11" (2.96 x 2.12)

Window to front with sea and countryside views.

## OUTSIDE

At the front is a small enclosed lawn that runs the length of the bungalow enclosed within a shrub border including Hydrangeas. A path leads to the front door where there is an outside light and the path continues along the front and down both sides to the rear garden via lockable gates. There are fine far reaching views over Gerrans Bay and surrounding countryside. A driveway provides parking with access into the garage.

## DOUBLE GARAGE

32'6" x 9'6" (9.92 x 2.90)

A double garage in tandem. Electric up and over garage door, light and power, work bench, pedestrian door to rear garden.

## REAR GARDEN

A very private enclosed garden enjoying a sunny aspect and magnificent views over Gerrans Bay, Gull Rock towards the Dodman Point. The garden is well stocked with an array of mature shrubs and plants including Camellias, Hydrangeas, Bottle Brush and several apple trees. A terrace provides plenty of sitting out space accessed via patio doors from the dining room. Outside light. There is a vegetable garden and a selection of raspberry canes. A path leads to the garage where there is a pedestrian door providing access unto the garage from the garden.

## SERVICES

Mains water, electricity and drainage are 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

Proceed towards Portscatho and Gerrans from Trewithian and do not take the left hand turning into Portscatho but proceed through Gerrans. Take the left hand turning in the square by the Royal Public Standard House signposted to Portscatho and after a short distance the entrance to Gerrans Hill is easily identified on the right side. Follow the road around to the right and 6 Gerrans Hill is on the right hand side where a Philip Martin board has been erected.

## 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.