

# Smugglers Cottage

Smugglers Cove, Cornwall



Jackson-Stops  
& Staff







A striking architect designed beach fronted residence. The property is nestled into a romantic cove on the north coast.

The accommodation is both flexible and generous and presented to an excellent standard throughout.

### Features

#### **Summer Cottage**

- 2 Reception Rooms
- Playroom/Study
- 3 Suites
- Kitchen
- Large Terrace with Garden Area
- Garage and Parking
- A lift that connects down to

#### **Winter Cottage**

- 3 Reception Rooms
- Master Suite
- Guest Suite
- 2 Further Bedrooms
- Bathroom
- Workshop
- Utility Room
- Rear Lobby
- Large Lower Terrace

## Distances

- Chapel Porth (St Agnes) 7.8 miles
- Truro 14 miles
- St Ives 16.3 miles
- Padstow 34.3 miles
- Newquay Airport 28 miles

(Distances approximate)

## The Property

Smugglers Cottage is completely unique. Work started on the property in 2001. The idea was to design two completely separate living spaces that are cleverly linked via a lift. Obviously this gives potential for two families to live at the property or to rent a section out as a holiday let. The property works fantastically well as an overall family residence giving space and peace for three generations. Summer Cottage is designed to capture the best views out over the beach, seas, harbour and surrounding coastline. The accommodation comprises an entrance hall with access to the lift and terrace. The living accommodation enjoys an 'Out of Wood' kitchen/dining room, a sitting room and a study. There are three en-suite bedrooms, a studio and cloakroom. Summer Cottage is heated via underfloor heating. The lift is an excellent feature, linking the two properties together and providing access to all levels, apart from the top floor of Summer Cottage. The lift connects to the garaging and the Winter cottage. This accommodation is predominately used by the current owner in the winter months. This cottage benefits from two suites, two further bedrooms and bathroom. Three reception rooms, workshop and a truly magnificent 'Out of Wood' kitchen. This contains American oak units under granite work-surfaces with a magnificent set of appliances that include a large cooker, microwave, steam oven induction hob, fridge freezer, dishwasher, work plate, Teriyaki plate and indoor barbecue all by 'Gaggenau' and a large walk-in larder.







A main feature of the lower cottage is the warmth provided by the American oak joinery that feature in the floors of this cottage and the staircases. The accommodation flows particularly well on the ground floor with the central dining room easing into the well-appointed kitchen/breakfast room and through into the sitting room. This creates a great space for entertaining and provides easy access onto the terrace via the kitchen and sitting room.

There is a workshop that could easily be converted into a cinema room/Xbox room. Again easy access is provided from many points onto the terrace. This again enjoys spectacular views over the beach and out to sea.



## The Location

Situated on the western side of the beach and harbour, Smugglers Cottage takes in an expanse of uninterrupted coast and open sea over which there can be the most wonderful sunrises. Portreath has a popular surfing beach and is centred around an old harbour, although largely re-developed and offering daily shopping facilities. Many of the modest older properties have been, and continue to be, replaced with much more ambitious homes, thereby raising the profile of this sandy haven. Nearby Redruth and Camborne offer business and greater shopping facilities together with mainline rail services to London Paddington. The county town and administrative centre of Truro lies 14 miles due east which is the county town offering private and state education and a range of multiple shopping facilities and services being the administrative centre of the county. Newquay Airport is approximately 28 miles with flights to London Gatwick.





## Outside

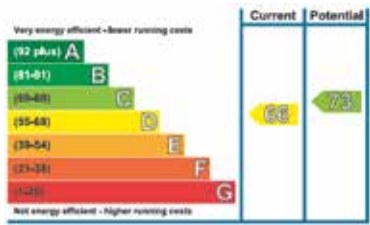
Both cottages enjoy a large deck area to the rear that provides spectacular water views. The Summer Cottage also enjoys an area of garden on top of the cliff and an area of parking to the front. Winter Cottage has a large koi pond with a healthy supply of fish. The slipway to the beach is shown on the owner's deeds but is used as an access by people who live on the cove or lane.

## Directions

Follow the B3300 into Portreath and continue to the left of the harbour area towards the beach. After passing the car park on the right, and as the road bends sharply to the left and up the hill, Battery Hill will be seen as a sharp right turn. Continue almost to the end and Smugglers Cottage is the last driveway.



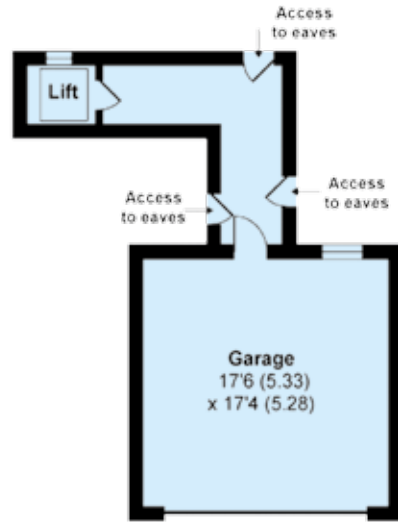




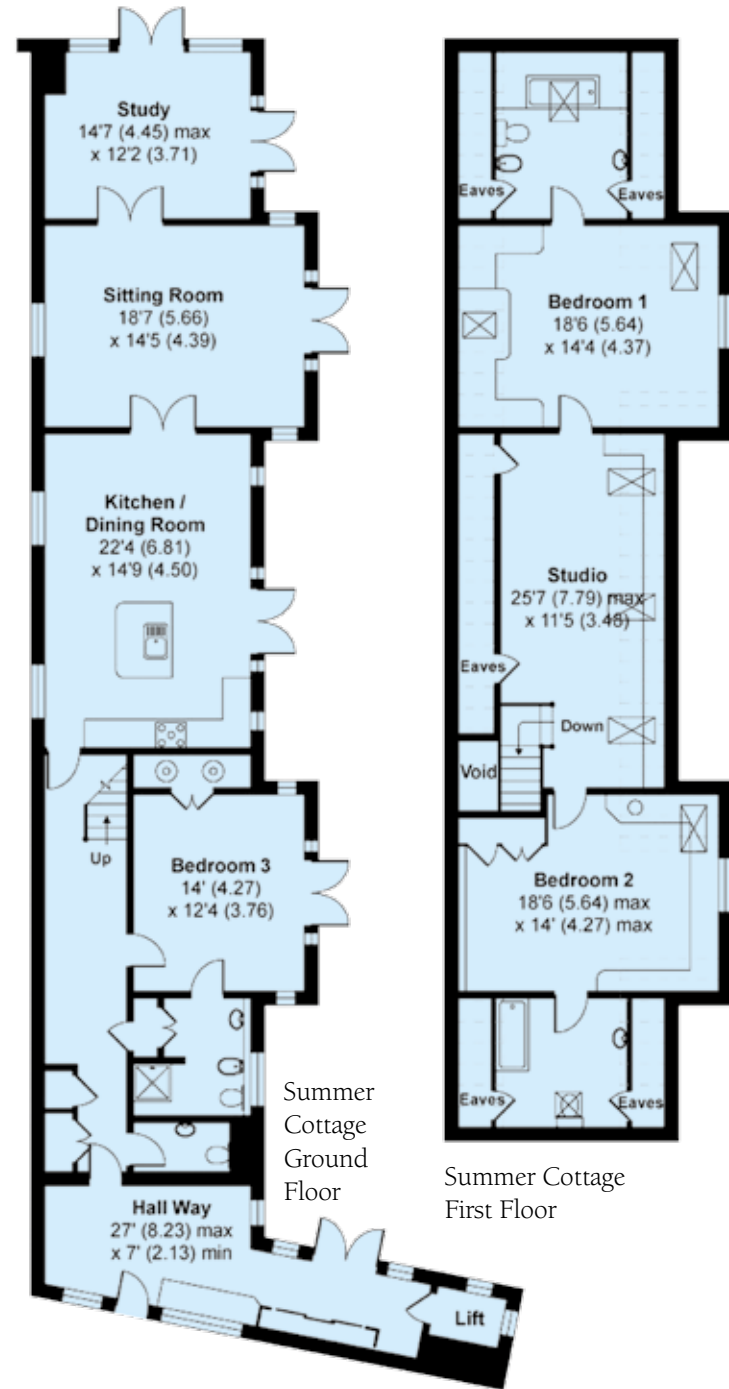
Main House

Annexe

Approximate Gross Internal Floor Area:  
 596.1 sq.m. / 6417 sq.ft.  
 (Excludes restricted head height and void and includes Cottage House and Garage)



Mezzanine level



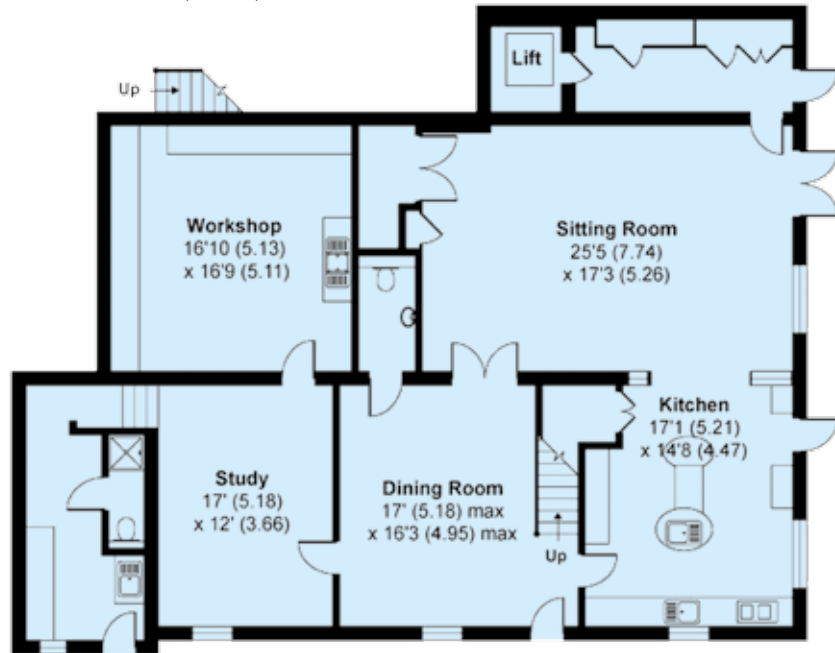
Summer Cottage Ground Floor

Summer Cottage First Floor

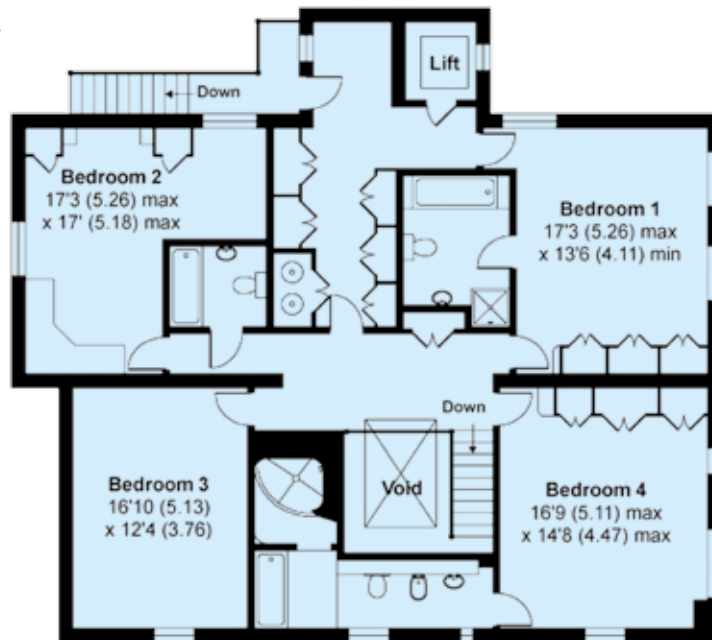


Truro 01872 261160 truro@jackson-stops.co.uk

44 Lemon Street, Truro, Cornwall TR1 2NS



Winter Cottage Ground Floor



Winter Cottage First Floor

## Property Information

Postcode: TR16 4NS

Council Tax Band: F and G

Services: Oil-fired central heating. Mains Electricity. Mains water. Private drainage. Solar energy for the hot water supply.

Fixtures and fittings: Only those mentioned in this brochure are included in the sale. All others, such as carpets, curtains, light fittings, garden ornaments etc. are specifically excluded, but may be made available by separate negotiation.

Local Authority: Cornwall Council, Truro, TR1 3AY. Telephone 0300 1234100

Viewing: By appointment with Jackson-Stops & Staff's Truro office: 01872 261160

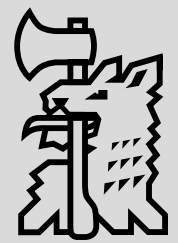
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