



# LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA8285

Offers around £750,000

Walmer,  
Trenisson, Portloe, Roseland Peninsula, Cornwall, TR2 5PL

FREEHOLD



**Set in glorious surroundings on the coast above the picturesque village of Portloe on the highly sought after Roseland Peninsula, backing onto fields with unobstructed views over the open sea of Veryan Bay and along the coast to Dodman Point. An extremely spacious detached 3 bedroom bungalow requiring modernisation with potential for complete redevelopment subject to planning.**



## **SUMMARY OF ACCOMMODATION**

Entrance hall, cloakroom, sitting room, kitchen/dining room, utility room, 3 double bedrooms.

**Outside:** driveway parking for 1 vehicle, attached garage and workshop, attractive gardens with sea views and some mature planting, backing onto an open field overlooking Veryan Bay.



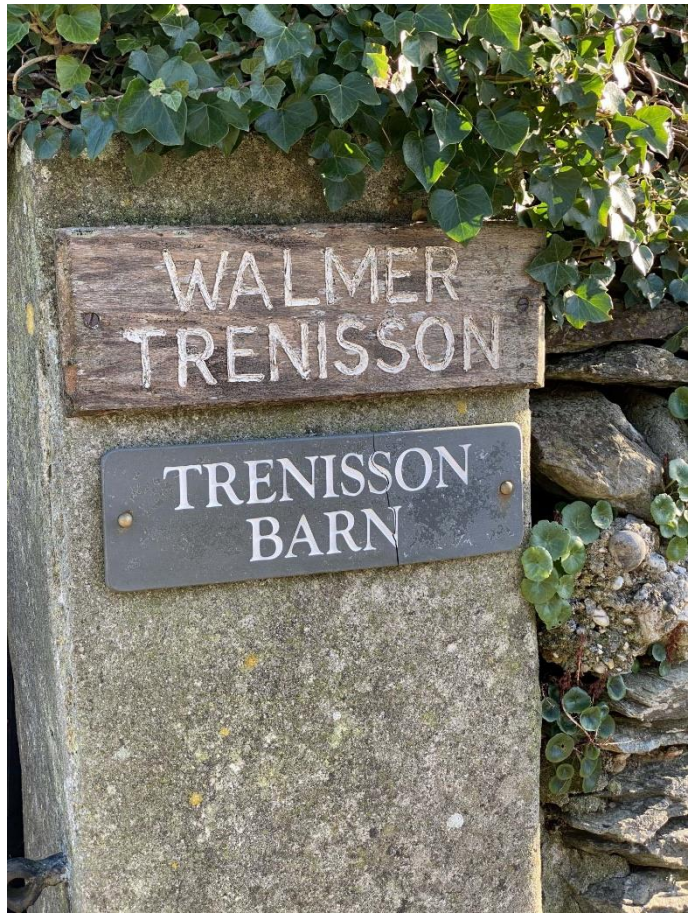
## **DESCRIPTION**

Walmer was constructed for the later owner in the early 1970's and has remained in the family to this date and is now being sold in order to close the Estate. Since construction the property has been Agriculturally Tied in planning terms but now the Agricultural Tie has been lifted. Walmer would now benefit from complete modernisation but occupies a fantastic, elevated position on the coastline overlooking Veryan Bay with fantastic views out across the open sea and all the way down the coast to Dodman Point.

Opportunities such as these on the Roseland Peninsula, or in Cornwall at large, occur only seldomly and there may well be some excellent, unexplored potential in Walmer to either

extend the property upwards into a second floor thereby doubling the accommodation, or to potentially completely redevelop the whole site, both of which would be subject to planning consent.

The bungalow currently provides beautifully proportioned rooms and generous accommodation comprising an entrance hall with a side hall accessing all the living and sleeping accommodation. There are three bedrooms along the front of the property with the master bedroom enjoying some lovely aspects across the largest section of garden and views of the sea. There is a superb sitting room with a natural stone fireplace and woodburning stove. This room is triple aspect with wonderful views over countryside to the open sea and coast. Double glazed doors from this room open onto the side patio and garden with further, internal twin glazed doors opening onto the dining room/kitchen. The kitchen would benefit from refitting but is a lovely open-plan room to the dining room with good views over the gardens and sea beyond and has a raised dais in one corner on which stands an oil fired Aga.



On the opposite side of the entrance hall is a utility room, cloakroom and internal access to the garage/workshop. The different levels of garden enjoy lovely sea views and some mature planting with flowering shrubs and trees.

## **LOCATION**

Walmer is situated on the outskirts of a former farmstead surrounded by open fields and located between the rural hamlet of Treviskey and the fishing village of Portloe. The position provides panoramic far reaching views over Veryan Bay with miles of open sea as a backdrop to a lovely view down the coast to Dodman Point and nearer views over open fields and countryside.

Within a .2 of a mile walk down the lane is the outskirts of the picturesque fishing village of Portloe with .4 of a mile bringing you to its centre where there is an excellent hotel/restaurant, pub and small but still active fishing harbour. The rest of the village remains a huddle of older character properties and fisherman's cottages with the coastal walk in both directions providing stunning cliff top walks descending to coves and beaches along the Roseland Peninsula, northwards towards the fishing village of Mevagissey and southwards towards St Mawes and the Percuil River.



Much of the coastline in this area is under the stewardship of the National Trust and there are several excellent beaches just a walk away. The nearest villages are St Mawes at the mouth of the Percuil River which offers an array of local shops sufficient for daily needs, moorings within the Percuil River and a yacht club that offers coaching and sailing classes.

The nearby village of Veryan offers further shops and a primary school. There is an excellent secondary school in the nearby village of Tregony.

The county capital city of Truro is some eleven miles away providing a wide array of leisure, commercial and retail facilities, state and private schooling and an array of entertainment opportunities. Truro also has a mainline station as does the town of St Austell which is just a short drive away both of which are on the main line to London Paddington with approximate travel time of 4½ hours.

The Roseland Peninsula has long been renowned and sought after due to its breathtaking beauty both inland and along its coast. Walmer will represent a fantastic opportunity for those wishing to explore the myriad of footpaths that access this countryside and coastline.

By road there is easy access out to the A390 and beyond that the A30 and the A38 which connects to the city of Plymouth, just over the border into Devon. The A30 provides a mainly dual carriageway access north eastwards to Exeter where it joins the national motorway network. The A30 (Cornwall's main arterial road) also provides swift access to the south and coastal resorts at St Ives and Penzance with a myriad of other small coastal towns and villages in between.

### **THE ACCOMMODATION COMPRISES** **(all floor plans and dimensions are approximate)**

Covered entrance to part opaque glazed panelled front door and adjacent windows opening onto:-

**ENTRANCE HALL.** Ceramic tiled flooring with inset matwell, coved ceiling, telephone point, open-plan to:-

**RECEPTION HALL.** Coved ceiling, large built-in airing linen cupboard housing a copper hot water cylinder with immersion facility and built-in slatted shelving, doors off to:-

**KITCHEN / DINING ROOM – 20'7" overall x 17'8" in the dining room, reducing to 11'8" in the kitchen area.**

**KITCHEN AREA.** The kitchen is fitted with a range of base level pine fronted cabinets with melamine worktop surfaces above and tiled splashbacks. Double drainer stainless steel sink unit. A small dais in one corner has on top of it a royal blue oil fired Aga with twin hotplates and two ovens with tiled wall surrounds. Peninsula unit with worktop surface and pine fronted cupboards beneath, vinyl covered floor, double glazed window providing lovely views over countryside to the sea, electric cooker panel point. Coved ceiling, loft hatch access. The kitchen is open-plan to the:-



**DINING ROOM.** Dual aspect with double glazed windows overlooking the rear garden and front garden with views to the sea, coved ceiling, television aerial point, twin glazed doors to:-



**SITTING ROOM – 24'9" x 12'9"**. Triple aspect with two large double glazed picture windows providing stunning views over the surrounding countryside to the sea and coastline beyond, double glazed sliding patio door and adjacent window opening onto the rear patio and garden, attractive natural stone fireplace with quarry tiled hearth and woodburning stove with timber mantel above extending to the right into wooden display shelving with natural stone walling and display niches, television aerial point, coved ceiling.



**UTILITY ROOM – 11'2" x 6'9"**. Double glazed window overlooking the garden, single drainer stainless steel sink unit with cupboards beneath, plumbing and space for washing machine, space for further appliances, built-in shelved storage cupboard with sliding doors and cupboards above. Coved ceiling, ceramic tiled flooring and upstands to the lower walls. Door to garage/workshop and:-

**CLOAKROOM.** White low level wc, ceramic tiled flooring, opaque glazed window, coved ceiling.

**BEDROOM 1 – 11'8" x 12'8" to the front of a wall to wall range of built-in wardrobes.** There are two double wardrobes with a central dressing table and wall mounted mirror all with further cupboards above. A lovely dual aspect room with large double glazed picture



windows providing stunning views out over countryside, the open sea and along the coast, coved ceiling, telephone point.

**BEDROOM 2 – 11'5" x 10'6"**. Built-in triple wardrobe with further cupboards above, double glazed window overlooking the garden, coved ceiling.

**BEDROOM 3 – 11'5" x 10'5"**. Built-in triple wardrobe with further cupboards above, coved ceiling, telephone point, double glazed window overlooking the garden.



**SHOWER ROOM.** Large shower tray with vinyl boarded wall surround and fitted shower, wash hand basin in a vanity cabinet with cupboards below and toiletry shelving to the side, low level wc, part tiled walls, opaque glazed window, vinyl covered floor, coved ceiling.



### OUTSIDE

Walmer is approached from an unmade but well metalled lane and has a part responsibility for maintenance of the stretch of lane leading up to its driveway which comprises a concreted apron with off-road parking for one vehicle and provides access to the **ATTACHED GARAGE / WORKSHOP.**

**GARAGE – 19'2" x 13'9"**. Dual aspect with windows overlooking the gardens and a wooden pedestrian door opening onto the rear garden, metal up and over door to the front, ceiling light point, loft hatch access and freshwater tap.

**WORKSHOP – 7'7" x 6'7"**. Window overlooking the garden, wooden pedestrian door to the utility room, wall mounted electric consumer circuit breaker board and meter and electric power points.

There are concrete paths on both sides of the property with a raised side garden which is lawned, with mature flower and tree borders and stone hedging bordering a field. The rear garden houses the oil storage tank on raised concrete plinths with lawned areas and natural stone wall boundary hedging backing onto a field. The garden to the right is the largest, lawned area and a paved patio adjacent to the bungalow. The lawned area has well planted flower and shrub bed borders and a stone wall boundary to the field, all enjoying stunning views over miles of open sea and along the coastline. There is outside lighting to the patio area and a further path returning to the front driveway.



## **GENERAL INFORMATION**

**VIEWING** – Strictly by prior appointment through: Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. E-mail: sales@lillicrapchilcott.com.

**POST CODE** – TR2 5PL.

**SERVICES** – Mains water, mains electric, private drainage, oil fired Aga, woodburner and electric night storage heating. For Council Tax see [www.mycounciltax.org.uk](http://www.mycounciltax.org.uk).

**DIRECTIONS** – From Tregony follow the A3078 towards St Mawes, after 1½ miles, just after a Texaco garage, bear left towards Veryan. Follow this lane for a further 1½ miles and on a sharp right hand corner bear left towards Portloe. Follow the lane down through the hamlet of Treviskey and then continue towards Portloe. After .2 of a mile you will come to an entrance on the left signposted Walmer, Trenisson, Trenisson Barn and Gwyk Barn. Turn left, proceed up this driveway and Walmer is the first property on the right hand side.

**AGENT'S NOTE** – The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable

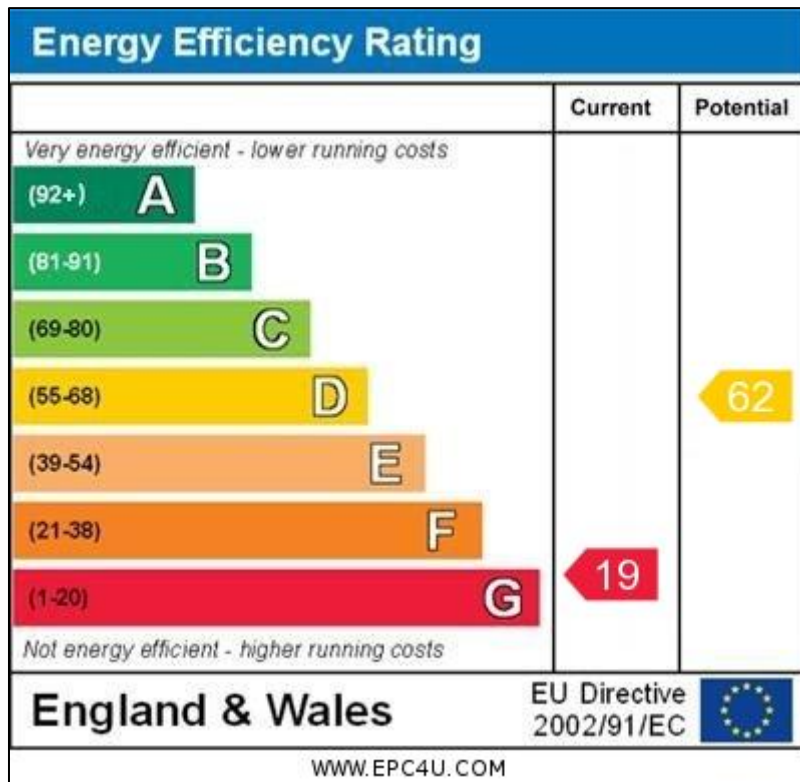


description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy.

**OFFICE OPENING HOURS** – Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**

**THE PROPERTY OMBUDSMAN**

Approved Redress Scheme

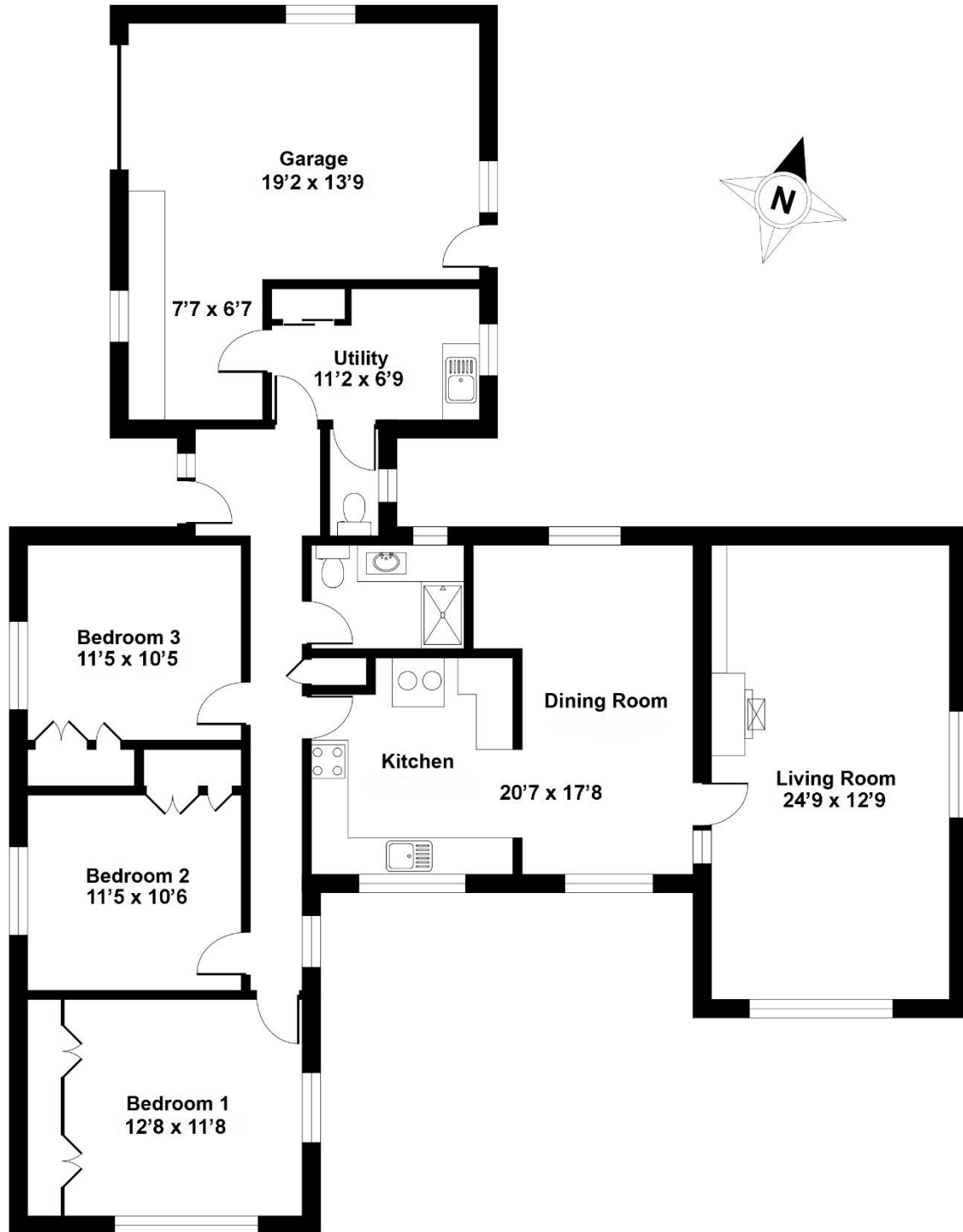


Not to scale – for identification purposes only.

### Portloe, Truro, TR2

Approximate Area = 1758 sq ft / 163.3 sq m (includes garage)

For identification only - Not to scale



#### GROUND FLOOR



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Lillcrap & Chilcott. REF: 670369

