

# CLIFF HOUSE

PERRANUTHNOE, PENZANCE, CORNWALL









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Occupying one of the most awe inspiring frontline coastal settings imaginable, directly above Perran Sands; a once in a lifetime opportunity to acquire a wonderful, contemporary beachside home with jaw dropping views across the beach and miles of surrounding coastline and far out to sea.

Of immense quality inside and out with ground source heating and beautiful interior designed 4 bed, 3 fabulous bath/shower roomed accommodation with virtually every room enjoying mesmerising views. Including delightful clifftop gardens, garage and parking, an ideal main or second home with a proven track record for high calibre holiday letting.

## SUMMARY OF ACCOMMODATION

**Ground Floor:** entrance hall, sitting room with external door and woodburning stove opening into dining room. Kitchen with door to terrace, 2 double bedrooms, family shower room.

**First Floor:** landing, guest bedroom with en-suite bathroom. Principal bedroom suite with dressing room and en-suite bathroom.

**Outside:** gravelled parking area for numerous vehicles, timber clad garage. Private paved courtyard to rear, delightful clifftop garden comprising full width paved sun terrace. Steps down to lower lawned garden with rockery, flowerbeds and picket fence boundary. Timber gazebo, hammock. Built-in brick barbecue.

Viewing strictly by appointment through the vendor's Sole Agent:

**Lillicrap Chilcott**

**Landrian House, 59-60 Lemon Street, Truro, TR1 2PE.**

**Tel:** 01872 273473 **Fax:** 01872 273474

**Email:** [sales@lillicrapchilcott.com](mailto:sales@lillicrapchilcott.com)

[www.lillicrapchilcott.com](http://www.lillicrapchilcott.com)







## LOCATION

Cliff House is situated on the beach at the end of a no-through lane right in the heart of the coastal village of Perranuthnoe. The village has an historic church and an award winning village inn, the Victoria Inn which has a reputation for excellent food and drink which it serves all year round. There are also two cafés, one spectacularly situated just above the beach. From the village there is access onto the National Trust owned coastal footpath which leads westward to St Michael's Mount and Penzance and to the east through spectacularly beautiful rugged coastline to Prussia Cove. Close to the village there is a farm shop offering organic produce. The beach itself is one of Cornwall's most picturesque with great expanses of golden sand at low tide and is popular with surfers producing excellent waves in the right conditions.

Marazion is approximately 2 miles distant, has several shops

and other amenities adequate for most everyday needs and is directly opposite the National Trust owned St Michael's Mount, one of the most iconic attractions in Cornwall. Marazion also has excellent sandy beaches and Mounts Bay is popular with both sailing and windsurfing. Penzance is approximately 5 miles distant and is the largest town in West Cornwall and has a wide range of shops, supermarkets, banks, schools etc. It also has a busy port and is on the main Penzance railway line (London approximately 5½ hours away). The stunning west Cornwall countryside and rugged coastline offers excellent walking, while many sandy beaches and Mounts Bay provide exceptional water based recreational activities including sailing and surfing at St Ives which is approximately 7½ miles away. Other attractions in the area include the Minack clifftop theatre at Porthcurno, St Michael's Mount Tate St Ives.







## DESCRIPTION

The availability of Cliff House represents an incredibly rare opportunity to acquire one of the very best positioned beachside houses located anywhere in Cornwall. Perranuthnoe is one of the most charming coastal villages in the county with a beautiful church, fantastic village pub, beachside café and Perran Sands, a pristine golden sand surfing beach and Cliff House occupies pole position, sitting directly above it enjoying the most incredible panoramic views over beach, miles of surrounding coastline and far out to sea. By virtue of its slightly elevated position it enjoys peace, tranquillity and seclusion from the beach below but still with the immediate convenience of it on its doorstep with the seashore literally just a stone's throw and a short walk away from the front door. It is a truly magical setting and precedent suggests properties of this nature come to the market extremely infrequently.

Constructed in 2010, the property has a deliberately understated external appearance designed to be sympathetic to the original structure it replaced with Gunwalloe stone spa dashed exteriors under an attractive scantle slate roof however, the property displays immense quality and charm inside and out with also excellent eco-credentials, traditionally built on 15m pile foundations with ground source heated interiors and high quality Velfac composite aluminium and timber triple glazed windows throughout. Inside, attractive well appointed interiors designed by Lyn Le Grice with quality fittings including Tuscan engineered floors, sanitaryware by Villeroy & Boch with Vado fixtures and fittings, quality units some by Richard Winfrey and the delightful clifftop garden tastefully planted by Burncoose Nurseries.

The property in total has circa 200m.sq. of beautifully proportioned accommodation. Virtually every main room enjoys mesmerising sea views and due to its bright southerly aspect natural light fills the accommodation from early morning to the last rays of the setting sun. The property is entered via a covered rear entrance into an entrance hall which in turn opens into a wonderful



comfortable sitting room with feature fireplace and Clearview Pioneer woodburner with the room dominated by a fabulous large picture window overlooking the gardens and beach below. This opens through to the dining room with space for an 8 seater dining table and floor to ceiling glazed door opening out onto the sun terrace. On the western corner of the house is a superb well appointed kitchen with gas cooking range, a range of integrated appliances with duck egg blue base and eye level cupboards with high quality roll edged granite worktop and a door opening out onto the sea facing sun terrace. In total there are four double bedrooms, two good sized doubles on the ground floor sharing a tasteful well appointed family shower room. On the first floor, there are two bedroom suites both with exceptional views, the principal bedroom suite takes up two thirds of the first floor with a particularly generous double room, a large dressing room or cot room and a fabulous en-suite bathroom.

Cliff House is very easily accessed with its driveway just beyond the small beach car park with the important asset of freehold parking for 4-5 cars plus single garage, ideal for storage of surfboards, bikes etc with a discreet gated entrance into lovely clifftop gardens which afford the house almost total peace, tranquillity and seclusion. The gardens are truly magical indeed, from the garden there is not a single other neighbouring dwelling in your eyeline and the view is purely of the beach below, far along the south coast to the east to Cudden Point and far along the south coast to the west to Mousehole and the coastline of the Penwith Peninsula. On the south side of the garden is a broad paved terrace with hot tub. Steps descend to a lower lawned garden with rockery and raised flowerbeds bounded to side and rear with mature hedge borders with a slate topped wooden gazebo, a perfect place to hang a hammock and while away the hours to the sound of the crashing waves below.

**One of the most beautifully positioned coastal houses anywhere in Cornwall sitting directly above one of the county's most picturesque golden sand surfing beaches, a superb well appointed house in an unrepeatable setting, viewing wholeheartedly recommended without delay to avoid disappointment.**







## THE ACCOMMODATION COMPRISES

(all floor plans and dimensions are approximate)

From gravelled parking area, a gate and paved terrace lead to the rear of the house. Covered entrance door with double glazed covered glass side screen into:-

**ENTRANCE HALL.** L-shaped, footmat well, coat hooks, turning staircase to first floor. Understairs cupboard housing underfloor heating manifold. Half glazed door into:-

**SITTING ROOM.** Dual aspect with triple glazed door to side and triple glazed Velfac picture window overlooking sea facing gardens with incredible panoramic views out over Perranuthnoe beach to Cudden Point and along the south

Cornish coast to Mousehole and the south Penwith peninsula and far out to sea. Feature fireplace with contemporary woodburning stove set on a slate hearth, fitted bookshelving and cabinet. Integrated speakers, Tuscan engineered oak flooring. Square arch through to:-

**DINING ROOM.** With full height triple glazed door and side screen overlooking and opening out onto sea facing sun terrace with panoramic views of beach and sea. Tuscan engineered oak flooring, smoke detector, space for 8 seater dining table. Half glazed door into inner hall.

**KITCHEN.** Triple aspect with triple glazed Velfac windows to side, front and rear with views over Perranuthnoe beach and









out to sea. Fitted on three sides with a comprehensive range of duck egg blue base and eye mounted cupboards with roll edged polished granite worksurfaces over with Carron double Belfast style sink with swan neck chrome mixer tap. Polished granite splashback, Rangemaster professional gas range with brushed steel extractor fan over. Space and plumbing for washing machine, space and plumbing for dishwasher, integrated Belling double refrigerator, integrated freezer, inset LED downlights, tiled flooring. Door to cupboard housing Danfoss ground source heating unit. Danfoss central heating control unit. Triple glazed Velfac window to rear. Smoke detector.

**BEDROOM 3.** Dual aspect with triple glazed Velfac windows to side and rear with incredible panoramic views over beach and out to sea. Danfoss central heating control unit. Engineered oak flooring.

**BEDROOM 4.** Triple glazed Velfac window to side with oblique sea views. Coat hook. Danfoss central heating control unit, engineered oak flooring.

**FAMILY SHOWER ROOM.** Fitted with contemporary sanitaryware including low flush wc with concealed cistern, black granite vanity unit with circular marble wash hand basin with chrome mixer tap. Shower cubicle with thermostatic drench shower and travertine tiling. Obscure triple glazed Velfac window to side, tiled flooring, inset LED downlights, extractor fan.





## FIRST FLOOR

**LANDING.** Smoke detector.

**PRINCIPAL BEDROOM SUITE.** Of particularly generous proportions with partially restricted head height, dual aspect with triple glazed Velfac windows to side and fantastic gable end triple glazed Velfac picture window overlooking Perranuthnoe beach, up and down the south Cornish coast and far out to sea. Partially subdivided with a central division and square arch into bedroom and dressing room/cot area. With a wall of fitted cupboards and shelving. Engineered oak flooring. Alcove storage. Directional halogen downlights. Door into:-

**EN-SUITE BATHROOM.** Fitted with contemporary Villeroy & Boch sanitaryware including low flush wc with concealed cistern, wash hand basin with chrome mixer tap, P-shaped bath with chrome mixer tap, glazed shower screen, Grohe thermostatic drench shower, slate tiling and slate tiled floor, high level double glazed Velux window, directional LED downlights, extractor fan.

**BEDROOM 2.** Dual aspect with triple glazed Velfac windows to side and gable end triple glazed Velfac picture window overlooking beach and far out to sea. Partially restricted head height with directional LED downlights, engineered oak flooring, storage cupboard. Door into:-

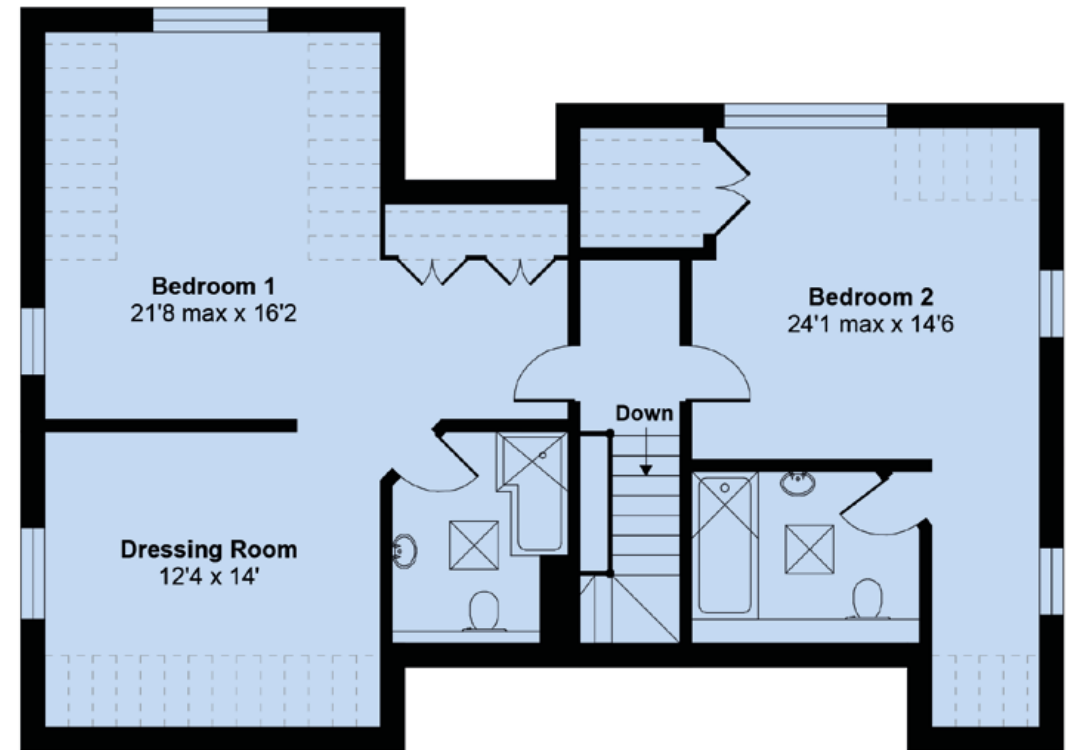
**EN-SUITE BATHROOM.** Fitted with contemporary white Villeroy & Boch sanitaryware including low flush wc, wall mounted wash hand basin with chrome mixer tap, bath with thermostatic shower over and glazed shower screen. Tiled on four sides. Mirror with integrated light. Tiled flooring, extractor fan, central heating control unit, double glazed skylight window.



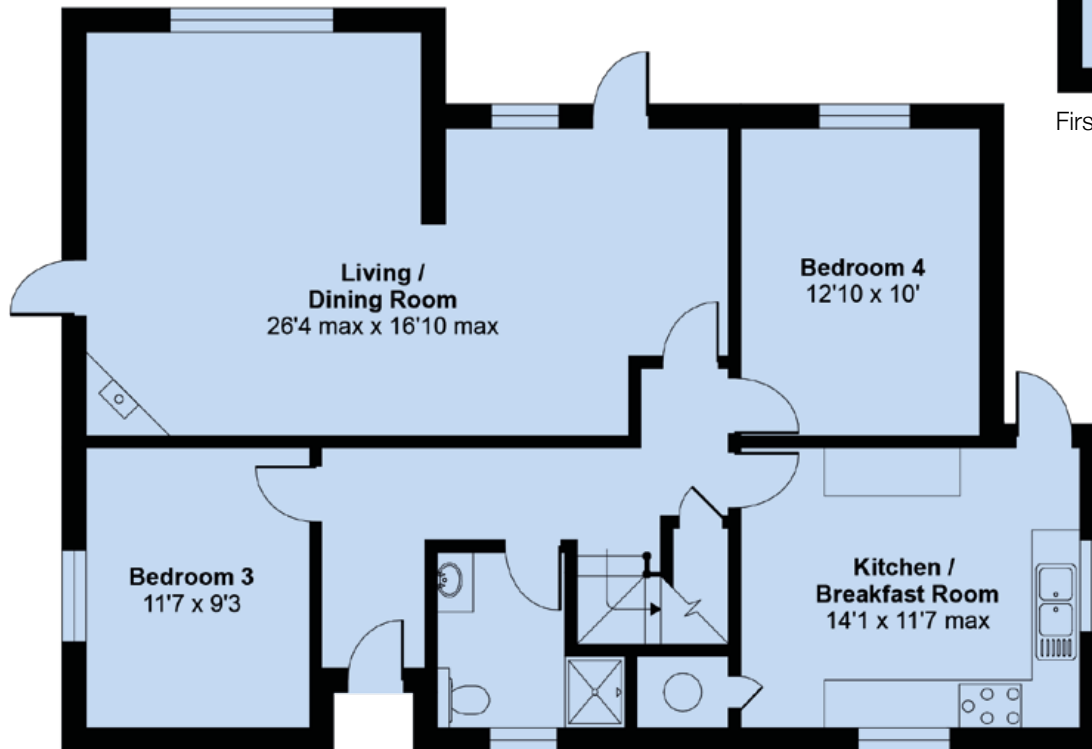
## Cliff House

Total Approx Floor Area:  
 Main House: 1903 sq ft / 176.8 sq m  
 Limited Use Area(s): 120 sq ft / 11.1 sq m  
 Garage: 157 sq ft / 14.6 sq m  
 Total: 2180 sq ft / 202.5 sq m

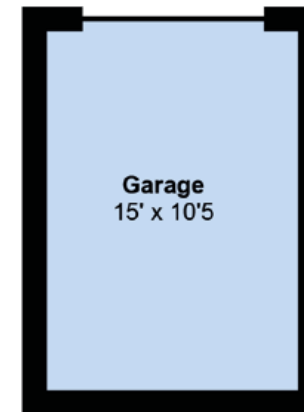
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First Floor



Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		89
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		71
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC









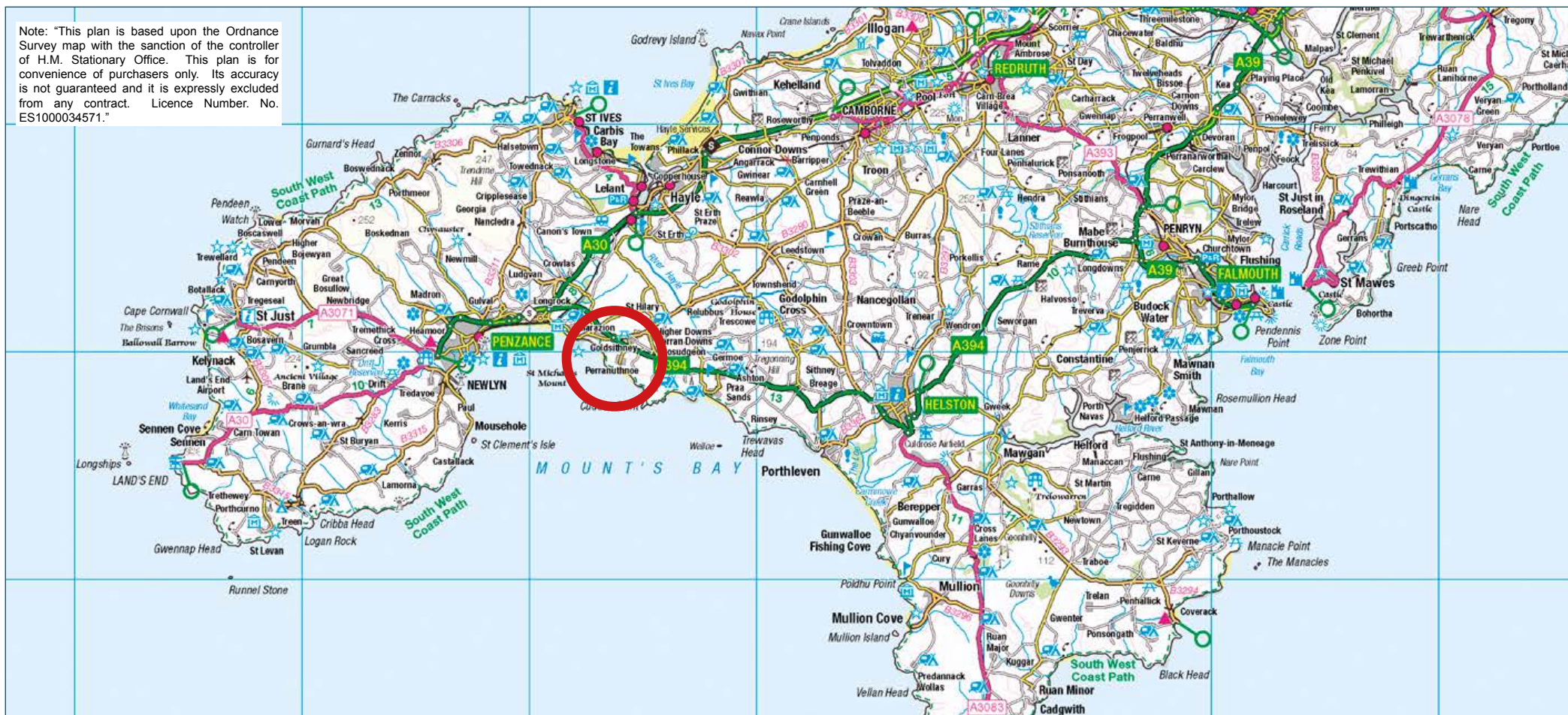
## OUTSIDE

The property sits discreetly behind a mature shrub boundary affording the house great privacy and seclusion. On the seaward side is a full width paved sun terrace bounded by Cornish stone walling and beautiful raised flowerbeds and borders and rockeries. Steps descend to a lawned garden with wooden gazebo with hammock. Lower paved terrace

with integrated brick built barbecue, the perfect place for alfresco dining, barbecues etc. Circular hot tub. To the rear of the property is a broad paved terrace again with total privacy and seclusion and raised flowerbeds. Outside water tap. Timber clad single garage with up and over door. Gravelled parking area for 4/5 cars.



Note: "This plan is based upon the Ordnance Survey map with the sanction of the controller of H.M. Stationary Office. This plan is for convenience of purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. Licence Number. No. ES1000034571."



## 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](mailto:sales@lillicrapchilcott.com).

### POST CODE – TR20 9NE.

**SERVICES** – Mains water, mains electricity, ground source heating, mains drainage.

### COUNCIL TAX BAND – E

(see [www.mycounciltax.org.uk](http://www.mycounciltax.org.uk)).

**DIRECTIONS** – Proceed into the coastal village of Perranuthnoe passing the pub and continuing down into the village to the beachside car park. Continue past the beachside car park where just before the café entrance drive will be found on the right hand side. When viewing please park at the beachside car park and arrive at the property on foot.

**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 **CORNWALL** ESTATE AGENT

[www.lillicrapchilcott.com](http://www.lillicrapchilcott.com) | 01872 273473 | email [sales@lillicrapchilcott.com](mailto:sales@lillicrapchilcott.com)