



LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA8917

Offers over £750,000

Cliffside House,
Westcliff, Porthtowan, Truro, Cornwall, TR4 8AE

FREEHOLD



Cash buyers only

To be sold for the first time in 30 years - a spectacularly positioned, 4 bedroomed detached house, perched above the golden sand surfing beach with jaw dropping panoramic sea views, direct access onto the South West Coast Path and just a moments' walk from the village amenities and the beach. A rare opportunity to acquire a broad coastal site of about 0.15 of an acre with very obvious potential to completely redevelop, subject to all necessary consents.





SUMMARY OF ACCOMMODATION – In all, about 1,625sq.ft.

Ground Floor: entrance hall, living room, dining room, kitchen/breakfast room, wc/utility room, bedroom 4.

First Floor: landing, principal bedroom with en-suite bathroom, 2 further double bedrooms, family bathroom.

Outside: parking for 1-2 vehicles, lawned front and side garden plus further tiered lawned garden and overgrown bank to the rear.

DESCRIPTION

Cliffside House was originally built as a bungalow in the 1930s and was given a second storey extension in the 1960s.

Occupying a stunning elevated position, just above the beach with superb far reaching views, Cliffside House sits in a broad plot of about 0.15 of an acre with parking for up to two cars below.

The beach is just a moment's walk away and there are also several shops and eateries within walking distance including the ever popular beach fronting Blue Bar. West Cliff Lane

is an adopted no through lane which forms part of the South West Coast Path giving access to the spectacular headland walks beyond.

The accommodation, which is generally in a poor decorative condition throughout, currently consists of two large reception rooms off the entrance hall, both with high ceilings, whilst the sitting room has a large corner picture window making the most of the stunning sea views. Also on the ground floor is a large kitchen/breakfast room, a wc/utility room and a fourth bedroom.

On the first floor there is a spacious landing off of which is a principal bedroom with a large en-suite bathroom – the bedroom itself has excellent views over the beach below and out to sea. There are two further bedrooms, both of which have excellent views over the beach activity below as well as a family bathroom.

Due to the age of the original bungalow, a Concrete Screening Test has recently been carried out, the results of which recommended a State 2 Petrographic Test. The results of the Stage 2 examination have defined the concrete as **CLASS B** and therefore the property will not be considered suitable for mortgage finance. A full copy of the Concrete Screening Test can be obtained via Lillicrap Chilcott upon request.

The scarcity of opportunity available for sale should not be underestimated. The chance for one to create their own seaside residence (subject to all necessary consents) does not often become available and viewing is highly recommended in order to fully appreciate the magical location and the spectacular views.

LOCATION

Porthtowan is a coastal village with an ever increasing appeal, it has a village store, post office and two thriving public houses - The Unicorn which is just behind the sand dunes of the beach which serves excellent food and the iconic Blue Bar pub and restaurant which sits directly above the 'Blue Flag' surfing beach and is a haven for surfers and a perfect place to enjoy food and drink after a day on the beach whilst looking at the waves below. Further facilities are available at the nearby villages of Mount Hawke with its highly regarded academy school and St Agnes to the north which caters for all day to day needs.

The cathedral city of Truro is around 15 minutes' drive away and regarded as Cornwall's capital city. Many local and national retailers mix among Truro's Georgian and Victorian cobbled streets and there are a wide selection of restaurants, bars and entertainments including the museum, cinema and recent refurbished Hall for Cornwall Theatre. Cornwall lies within the catchment for the well regarded Richard Lander Secondary School and Truro College whilst there are also three private schools in Truro.

Importantly Porthtowan is also within the on-call radius for the nearby Royal Cornwall Hospital (Treliske) making it an increasingly popular location for doctors, surgeons and other medical practitioners moving into the county. The A30 expressway is about 5 minutes' drive from the property and gives dual carriageway access throughout Cornwall as well as to the motorway network at Exeter. The Penzance to Paddington mainline railway passes through Truro with a journey time to London being around 4½ hours. Cornwall Airport Newquay at St Mawgan is 40 minutes' drive away giving access to a growing range of national and international destinations.

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

From the parking area to the front, a flight of steps ascend to the front garden where a pathway leads to a granite step and the front door which opens to:-

ENTRANCE HALLWAY. With tiled flooring, high ceiling, staircase to the first floor and doors to:-

LIVING ROOM. A superb double aspect room with far reaching views over the beach and out to sea and across the rugged coastline on the other side of the beach. Brick fireplace with tiled hearth and wooden mantel, electric night storage heater.



DINING ROOM. A traditional once grand dining room with tall sash window with windows to either side and secondary glazing, a serving hatch to the kitchen/breakfast room, fireplace with tiled surround, tiled hearth and wooden mantelpiece, electric heater.



KITCHEN / BREAKFAST ROOM. A spacious double aspect room with windows overlooking the rear bank and a further window overlooking the side garden, wooden door which opens to the side garden, serving hatch to the dining room, built-in storage cupboard with further storage above, wooden base units under a wooden worktop with space for an undercounter fridge, a washer/dryer and an oven, stainless steel inset sink with drainer, further wall mounted shelving.

BEDROOM 4. A double aspect double bedroom with two windows, one overlooking the rear bank whilst the other overlooks the side pathway and has views out to sea, electric storage heater.

WC / UTILITY ROOM. A large room with wc, wash basin and pedestal, large sash window overlooking the rear bank, understairs storage cupboard.

From the hallway, a turning staircase with a storage hatch at half level landing ascends to:-



FIRST FLOOR

LANDING. With large double glazed window overlooking the rear of the property, a built-in linen cupboard with hot water cylinder. Doors to:-

PRINCIPAL BEDROOM. A double aspect room with a large picture window overlooking Porthtowan across the beach and out to sea and taking in East Cliff and the rugged coastline plus two further smaller double glazed windows overlooking the tiered garden to the side and out to sea. Door to:-



EN-SUITE BATHROOM. A spacious bathroom with panelled bath, wc, wash basin and pedestal, electric towel rail and a uPVC double glazed window overlooking the rear bank.

BEDROOM 2. A spacious double bedroom with large uPVC double glazed picture window overlooking Porthtowan across the beach and out to sea and taking in East Cliff and the rugged coastline beyond.



BEDROOM 3. Another spacious double bedroom with large uPVC double glazed window overlooking Porthtowan, across the beach and out to sea and taking in the rugged coastline plus a further uPVC double glazed window facing east and overlooking the side garden.

FAMILY BATHROOM. Panelled bath with electric Mira Sport shower, wc, wash basin and pedestal, opaque glass double glazed window facing east, exposed roof beam.



OUTSIDE

There is parking for 2 vehicles below Cliffside House and an archway with granite lintel above leads to a flight of granite steps which ascend to the front of the property. From here a pathway leads to the front door and is flanked on either side by a level lawn where a low red brick wall acts as a boundary as well as high mature hedging which gives privacy and shelter. The front garden wraps around to the east and continues as a level lawn and gives access to the kitchen/breakfast room. To the rear is a small log store (in poor repair) and a pathway leads all the way around the back of the property set against the backdrop of a high bank.



To the west of Cliffside House the garden is tiered and lawned and offers a great vantage point over the beach and out to sea and a narrow flight of steps ascend to an overgrown area of garden to the rear.

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 – TR4 8AE.

SERVICES – Mains water, electricity and drainage. Electric night storage heaters.

COUNCIL TAX BAND – E (see www.mycounciltax.org.uk).

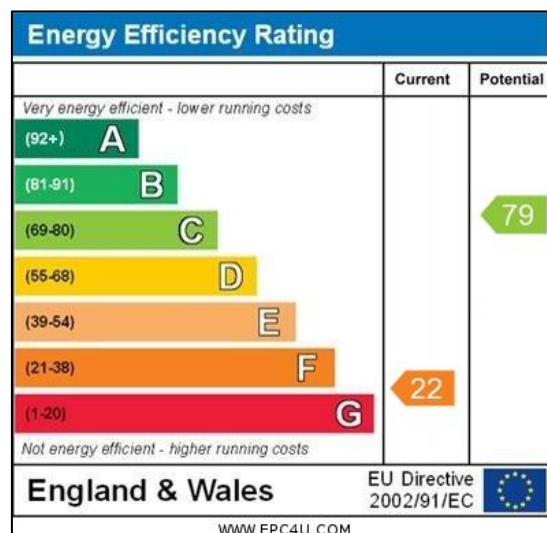
DIRECTIONS – From the village shop going towards the beach, bear left behind The Unicorn Inn, at the small mini roundabout turn left then follow the West Cliff road up the hill where after a short distance the parking for Cliffside House will be on your left hand side. **Please note we advise prospective purchasers to park in the village and proceed on foot to Cliffside House.**

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.

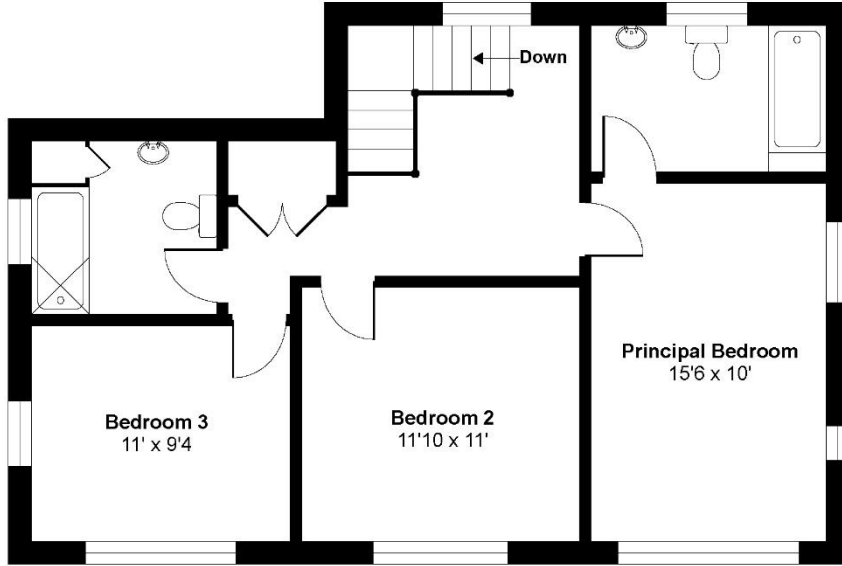
Cliffside House, West Cliff, Porthtowan, Truro

Approximate Area = 1625 sq ft / 151 sq m

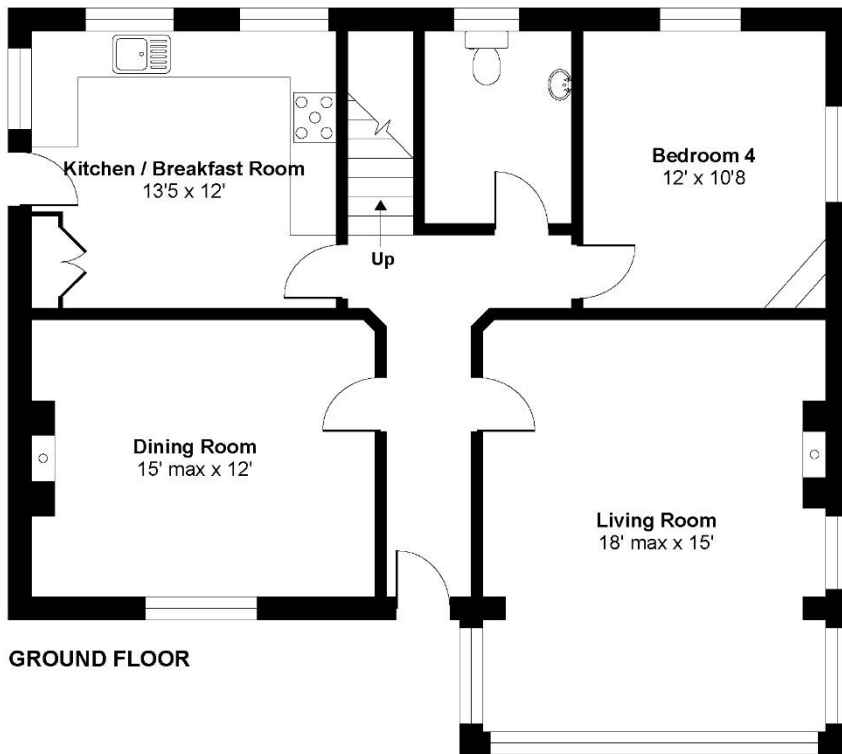
Log Store = 28 sq ft / 2.6 sq m

Total = 1653 sq ft / 153.5 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n3cheom 2022. Produced for Lillcrap & Chilcott. REF: 844052

