



LILLICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA9471

Guide £825,000

Hillside,
Nancekuke, Nr. Porthtowan, Redruth, Cornwall, TR16 5UG

FREEHOLD



Occupying an idyllic rural location in tranquil unspoilt countryside just a mile from the golden sand beach at Porthtowan; a superb detached extended cottage with well presented 4 double bedroomed accommodation plus 1 bedroomed self-contained annexe with plentiful parking, gym, garage and carport plus beautiful south facing gardens and grounds of approximately $\frac{2}{3}$ of an acre.





SUMMARY OF ACCOMMODATION

HILLSIDE

Ground Floor: entrance hall, sitting room with woodburning stove, kitchen/dining room with sliding glazed doors onto garden, inner hall, bedroom 4, bedroom 3.

First Floor: landing, master bedroom, family shower room. Bedroom 2. Study.

ANNEXE

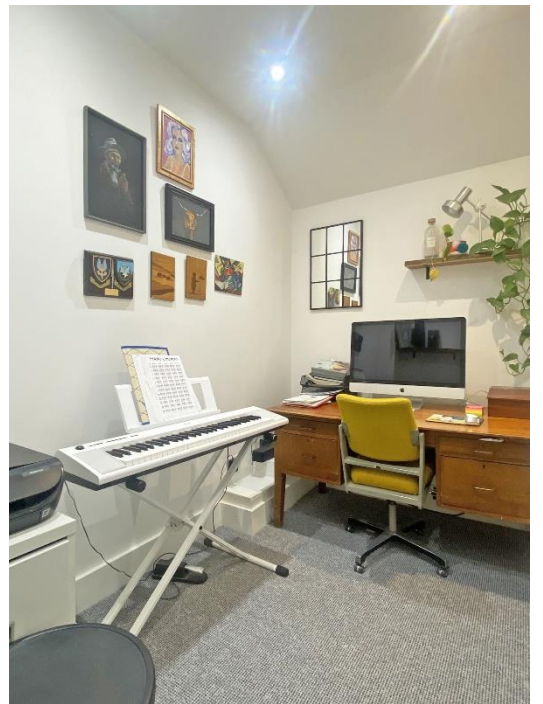
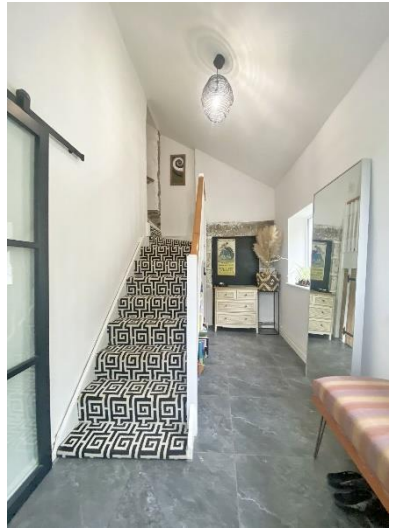
Ground Floor: kitchen, shower room/wc, sitting room.

First Floor: double bedroom.

Outside: gravelled driveway and parking for numerous vehicles, detached timber garage, carport, gardener's loo, store shed, modular gym. Lovely large south facing gardens, broad paved sun terrace, dog run, firepit with hot tub. Paddock.

In all, approximately $\frac{2}{3}$ of an acre.







DESCRIPTION

The availability of Hillside represents an incredibly exciting opportunity to acquire a wonderful, detached country residence located in beautiful unspoilt countryside less than 1 mile from the beautiful golden sand surfing beach at Porthtowan.

Built circa 1850 with a significant 2013 extension, Hillside exudes great character and charm with exposed stone and white rendered elevations under a natural slate roof with efficient modern electric heated accommodation, mostly double glazed windows and is well presented having recently been refurbished and much improved by the current owners.

The property is set in a generous plot enjoying a bright southerly aspect which extends in total to approximately $\frac{2}{3}$ acre, ideal for families with children or dogs and/or keen gardeners.

The accommodation in the main house comprises a welcoming entrance hall, a cosy sitting room with woodburning stove and in the extension a lovely open-plan kitchen/dining room with two sets of sliding double glazed doors overlooking and opening out onto south facing

sun terrace beyond. There are four double bedrooms in total, two on the ground floor and two on the first floor plus a recently refitted family shower room and a study/music room.

In addition to the main accommodation is a superb, self-contained one bedroomed annexe which could if required be reconnected to the main house through a blocked off interconnecting door. This comprises a well fitted kitchen, an attractive shower room/wc and on the first floor a double bedroom with lovely rural views. The annexe has its own parking space and garden and its own hot water supply. The annexe currently provides a useful income through holiday letting/Airbnb but equally could be perfect for a dependant relative or older child requiring independence etc.

The property is approached off a gravelled driveway culminating in parking for numerous vehicles. There is a detached garage and carport.

The peace and tranquillity of the location cannot be over emphasised, approached off a very quiet county lane with almost no passing traffic. The gardens and grounds are roughly separated into two distinct halves. On the western side is a large gently sloping lawned paddock area bounded by mature trees and hedges with a fruit garden and greenhouse at the bottom. The other half of the garden, the property sits above a beautiful large lawn with gravelled pathways and a fabulous broad paved sun terrace, ideal for alfresco dining, barbecues etc. From this terrace a path leads to a hot tub with views across the valley. Above this there is a firepit area with granite bench seating. Above here is a fully enclosed dog run and in the garden is a recently installed modular timber gym which would also make for a fantastic home office/studio.

There are neighbours to the north side of the house which providing the reciprocal comfort of security and from the location countryside and coastal walks can be enjoyed. The golden sand beach and indeed Blue Bar and Unicorn public houses in Porthtownan are all just a 10 minute walk away.





LOCATION

Hillside enjoys a very readily accessible yet immensely secluded setting approximately 6 miles to the west of Truro in the rural hamlet of Nancekuke between the popular coastal towns of St Agnes and Portreath. This area is extremely pretty surrounded by beautiful unspoilt rolling countryside yet is in easy reach of the A30 and many of Cornwall's main towns and for access around the county.

The nearby village of Porthtowan is just a mile away and has an excellent golden sand surfing beach which has a local shop, the popular Unicorn pub and the fantastic beachside Blue Bar which overlooks the beach and is a very popular venue for food, drink and evening entertainment all year round.

The cathedral city of Truro is about 15 minutes' drive away and provides first class shopping, commercial, leisure and schooling (state and private) facilities. In addition there is a mainline railway station on the Penzance to Paddington line (London about 4½ hours).

Within a short walk you can join the South West Coastal Footpath which gives access to some of the most spectacular rugged coastal scenery in Cornwall which links to the nearby village or Porthtowan to the neighbouring port of Portreath. There are excellent golf courses nearby at Perranporth, Tehidy and Truro.



Porthtowan's beachside Blue Bar

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 – TR16 5UG.

SERVICES – Mains water, electricity, modern (circa 2010 septic tank).

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

DIRECTIONS – From Porthtowan head in the direction of Portreath, up Rose Hill which is a wooded valley into the higher part of Porthtowan village. Continue to follow the Portreath road which becomes Chapel Hill, going over the brow of the hill and taking the second right hand turn which is a sharp 270° turn. Follow this road into the countryside after ¼ of a mile turn left going over the brow of the hill and down the other side where Hillside will be found on the left hand side with a name plaque at the beginning part of its driveway.

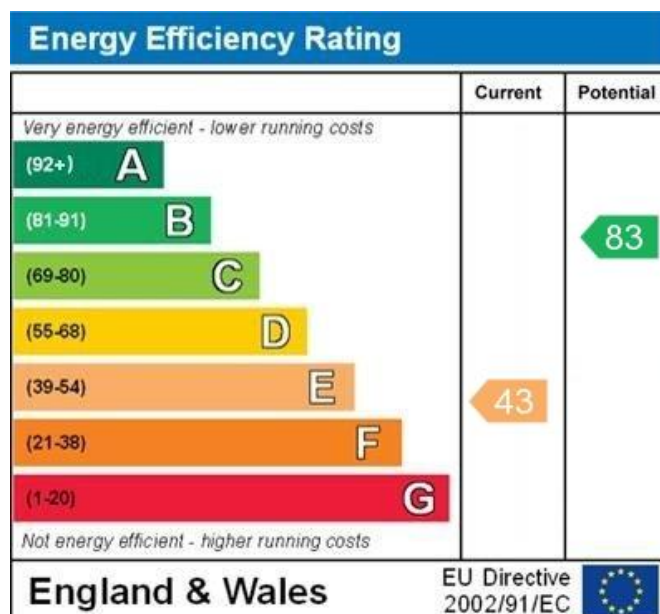
AGENT'S NOTE – The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the 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

Annexe



Not to scale – for identification purposes.

