



1 Rockville

Battery Hill, Portreath, Cornwall

**STRUTT
& PARKER**

BNP PARIBAS GROUP

An impressive modern four bedroom townhouse in a magnificent position overlooking Portreath Beach

This stylish and low maintenance four bedroom townhouse offers the ultimatum coastal lifestyle, with exceptional sea views and situated within 100 metres of the beach. With generous, light and airy accommodation arranged over four floors, plus an integral tandem double garage, the property is perfectly equipped as main or additional residence.



1 RECEPTION ROOM



4 BEDROOMS



5 BATHROOMS



DOUBLE GARAGE (TANDEM)



BALCONIES & COURTYARD



FREEHOLD



COASTAL VILLAGE



2,074 SQ FT



GUIDE PRICE £700,000



The property

1 Rockville is an impressive contemporary home, sitting in a commanding position overlooking Portreath Beach and the stunning surrounding coastline. Forming part of a modern development of five stylish townhouse, the property occupies an end-of-terrace position and provides comfortable, flexible accommodation across four levels, which includes four double bedrooms. The property is ideal as a family home, but also offers significant potential as a luxury holiday let.

The main living and entertaining area is the dual aspect open-plan sitting area and kitchen on the first floor. Comprising a well-equipped and recently installed kitchen at the rear with sleek contemporary fitted units, a central island with a breakfast bar and integrated appliances, as well as a Juliet balcony welcoming plenty of natural light. There is space for a dining and seating area opening via bi-fold doors to the covered balcony, cleverly enclosed by the owner with retractable glazed openings so the stunning views can be enjoyed throughout the year in comfort.

On the second floor there are two well-presented double bedrooms, including a beautiful seaward facing bedroom with en suite shower room and bi-fold doors opening onto a balcony. The first floor also has a family bathroom, while the second floor offers an additional two double bedrooms with stunning vaulted ceilings, creating a sense of space and light. Both second-floor bedrooms are en suite with shower rooms, and feature skylights overhead, helping to welcome even more natural light. The bedroom at the back benefits from a Juliet balcony, while the front principal bedroom has bi-folds opening onto another splendid balcony with shading, affording magnificent views across the village, the beach and the ocean beyond from its elevated position.

In addition, the ground floor provides a further useful shower room, which is ideal for cleaning up after surfing or a beach dog walk, while there is also a utility area towards the rear of the garage with its own entrance, which is ideal for storing surfboards or other watersports equipment.



Outside

The property forms part of a development of five properties, with a shared accessed driveway leading the garage parking, a generous integral tandem double garage with electric door. The balconies on the first, second and third floors provide outside space for al fresco dining and taking in the views, with a small private courtyard to the rear provides access to the utility room.

Location

Portreath is a scenic coastal village on the north Cornwall coast, known for its sandy beach, historic harbour, and dramatic cliffside walks. Once a key port during Cornwall's mining era, it is now a peaceful community set within an Area of Outstanding Natural Beauty with the old surrounding mining trails creating the popular Coast to Coast Bissoe Cycle Trail. The village has everyday amenities including a local shop, bakery, café, pub, and surf school. Nearby towns such as Redruth, Camborne, and St Agnes offer a wider range of facilities and schooling including supermarkets, healthcare services, leisure centres,

and dining options. The closest railway stations are in Camborne and Redruth, both within 3.5 miles, providing regular mainline services to London Paddington. The A30 is also easily accessible, offering convenient travel by road across the county. Primary education is available in the village at Portreath Community Primary School. Portreath offers a blend of coastal charm, practical amenities, and good access to larger towns and transport, making it an attractive location for both full-time residents and holiday homeowners.

The Cathedral City of Truro is 13 miles away, providing the main business links for Cornwall and offers an excellent range of shopping, business facilities plus state and independent schooling. It is on the mainline to London Paddington which takes approx. 4 ½ hours. Cornwall Airport Newquay, 24 miles away, offers international and national flights, including to London Gatwick, taking just under an hour.



Distances

- Portreath Beach - under 100 metres

Nearby Stations

- Redruth - 4 miles
- Camborne - 4.5 miles
- Truro - 11 miles

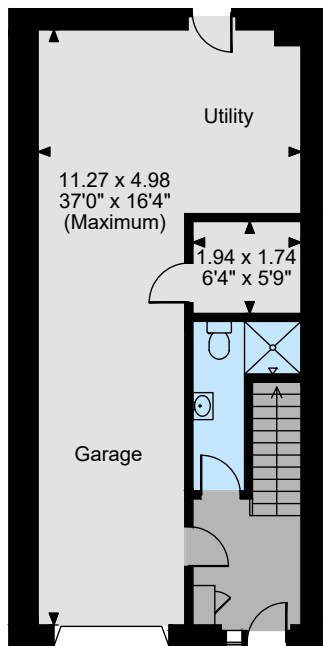
Key Locations

- Tehidy Golf Club - 1.5 miles
- St. Agnes - 5 miles
- Godrevy Beach - 6 miles

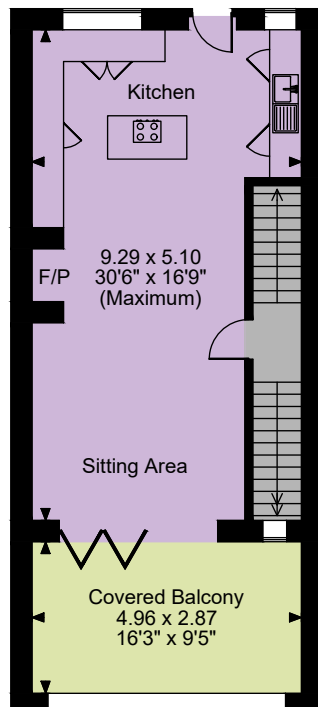
Nearby Schools

- Portreath Community Primary - 0.5 miles
- Illogan Primary - 2 miles
- Redruth Secondary - 4 miles
- Truro School - 15 miles
- Truro College - 10 miles

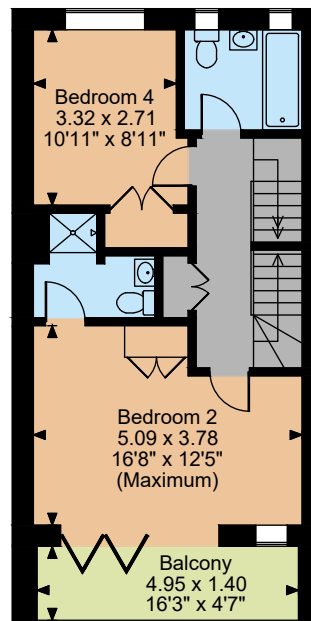




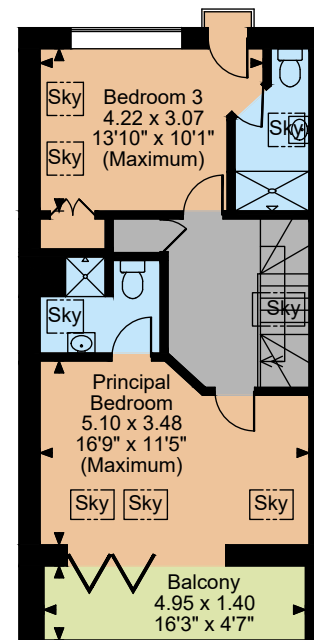
Ground Floor



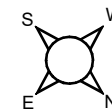
First Floor



Second Floor



Third Floor



The position & size of doors, windows, appliances and other features are approximate only.
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8649661/DBN



Floorplans

House internal area 2,074 sq ft (193 sq m)

Balcony area 308 sq ft (29 sq m)

For identification purposes only.

Directions

TR16 4NW

what3words: ///playback.dissolve.auctioned

General

Local Authority: Cornwall Council

Services: connected to mains water, electric and drainage with air source fuelled under floor heating throughout.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band E

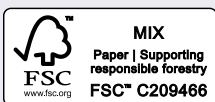
EPC Rating: C

Cornwall

24 Southernhay West, Exeter, EX1 1PR

01872 301 664

Cornwall@struttandparker.com
struttandparker.com



@struttandparker

Over 50 offices across England and Scotland,
including Prime Central London

For the finer things in property.



IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken May 2025. Particulars prepared May 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited