



Atlanticus

Coast Road, Porthtowan, Cornwall

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A deceptively spacious, peaceful and versatile coastal home with sea views moments from the beach.

A bright, attractive four/five bedroom detached home enjoying an elevated position above Porthtowan Beach commanding sensational sea views along miles of spectacular coastline, appreciated from the home and attractive gardens. Atlanticus offers extensive accommodation, with many versatile rooms and exciting potential. Conveniently situated for local amenities and coastal living.



2 RECEPTION ROOMS



5 BEDROOMS



2 BATHROOMS



DOUBLE GARAGE & DRIVEWAY



SEA VIEW GARDEN



FREEHOLD



COASTAL



2,053 SQ FT



OFFERS OVER £700,000



The property

Commanding a peaceful, edge of village coastal position, this delightful spacious family home provides generous and flexible accommodation with fantastic versatility and exciting further potential, with the elevated setting capturing far reaching sea views along the rugged north coast, from St Agnes Beacon to Godrevy Lighthouse and St. Ives. The heart of the home is the stunning 27ft sitting room, which stretches across the rear of the home offering views across the garden and far out to sea. The room provides the ideal vantage point in which to relax and enjoy the spectacular surroundings, with its brick-built fireplace lending the space a sense of warmth and comfort. Adjoining the sitting room is the sunroom, which offers equally outstanding views, as well as a door to the rear garden. There is also a well-equipped kitchen with plenty of storage in fitted units, as well as integrated appliances, including a double oven, an induction hob and an extractor hood.

Towards the front of the ground level there is a formal dining room and a study, either of which could be

used as additional bedrooms if required.

There are three double bedrooms, including one on the ground floor and two upstairs. The principal bedroom features an en suite bathroom and access to extensive eaves storage space. The second first-floor bedroom has its own washbasin. The family shower room can be found on the ground level, with its wet-room style shower and floor-to-ceiling tiling. There is an incredible amount of eaves storage, particularly on the seaward facing elevation, which presents clear and exciting potential to create stunning sea views from the upper floor (subject to planning permission), as others have in this location.

Outside

Two driveways provide parking for multiple vehicles plus an adjacent double garage with electric door. There is a sheltered southwest facing sunken courtyard to the rear, useful pockets of garden to the sides for sheds and the like, with the show piece to the rear. Decking, level lawn, rockery and attractive borders enjoy a spectacular backdrop of panoramic sea views and magical sunsets.



Location

Just half a mile from Porthtowan village and the beautiful beach, a nearby footpath provides excellent easy access to the coastal lifestyle, great surf, a wonderful community, surf life saving club, pubs and excellent fish and chip shop. Situated along the St. Agnes Heritage Coast Chapel Porth Beach. As well as the tranquillity and sensational views on offer, there are miles of magical rural and coastal walks, passing iconic Cornish history at the nearby Wheal Coates mine ruins, a choice of stunning beaches renowned for great surf plus the benefit of a thriving nearby village makes this an incredible location to call home. Nearby Truro offers great facilities including many supermarkets, businesses, first class shopping, restaurants and bars, a cinema, theatre and golf course. There is a choice of state and independent schooling including Truro School, Truro Prep School and Truro High School for Girls. It is on the mainline to London Paddington which takes approx. 4 ½ hours. Cornwall Airport Newquay conveniently offers international and national flights, including flights to London Gatwick taking around an hour.

Distances

- Porthtowan beach - 0.5 miles (by footpath)
- St. Agnes - 3 miles
- A30 - 3.5 miles

Nearby Stations

- Redruth - 4.5 miles
- Cornwall Airport - 21.5 miles

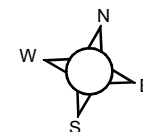
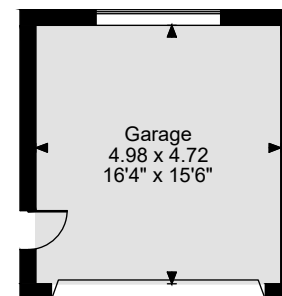
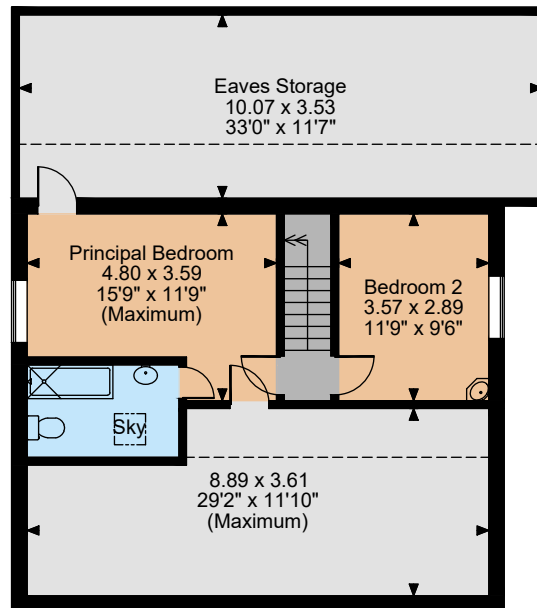
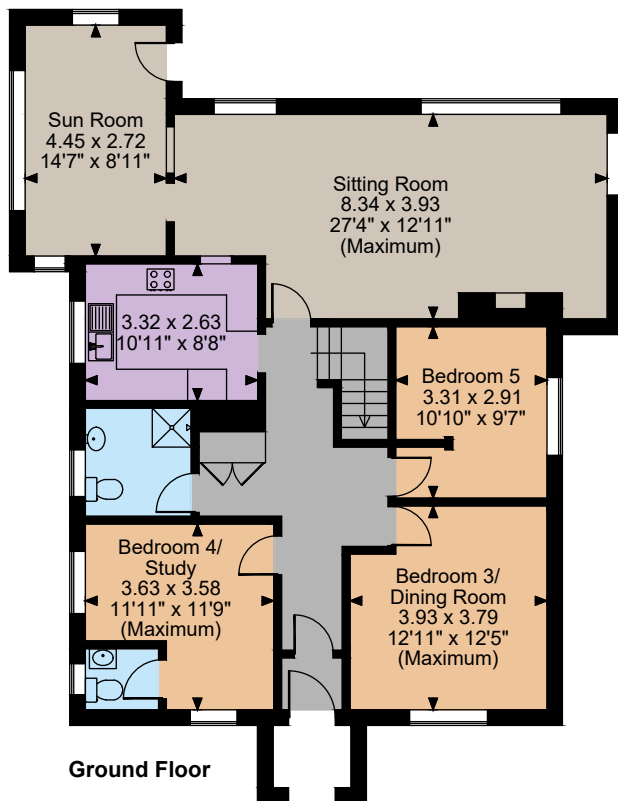
Key Locations

- Royal Cornwall Hospital - 7.5 miles
- Tehidy Park Golf Club - 5.5 miles

Nearby Schools

- Mount Hawke Primary - 2 miles
- Truro College - 7.5 miles
- Truro Prep - 8 miles
- Truro Independent School - 10.5 miles





The position & size of doors, windows, appliances and other features are approximate only.

--- Denotes restricted head height

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Floorplans

House internal area 2,053 sq ft (191 sq m)

Garage internal area 253 sq ft (24 sq m)

For identification purposes only.

Directions

TR4 8AQ

what3words: ///sensible.piled.slim

General

Local Authority: Cornwall Council

Services: Connected to mains electric and water with oil fired central heating and private drainage (which we understand from the owner to be compliant with current regulations).

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

Council Tax: D

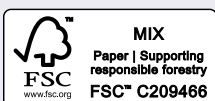
EPC Rating: D

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