



Trishton

Coast Road | Porthtowan | Truro | TR4 8AQ

Guide Price £430,000



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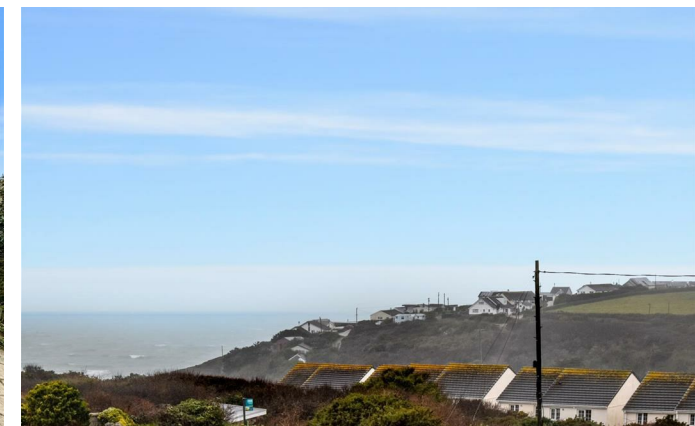
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- Sea and coastal views
- 3 bedrooms
- Lovely garden
- Reverse Accommodation
- Bath room and shower room

An individual reverse accommodation detached house designed to maximize its coast road location with views to St Agnes beacon and the coast. There are 3 bedrooms, one of which has a dressing area, an ensuite bathroom and further shower room. the property also has a generous garden.





This individual detached house was built by the current owners and the reverse living accommodation maximises the countryside, coastal and sea views that are enjoyed from this coast road location. Situated above the village of Porthtowan, a footpath leads down to the beach from across the road and the property itself enjoys a delightful enclosed and landscaped garden with extensive sitting area and lawns with mature shrubs and borders.

The property, which has night storage heating, has double-glazed windows. The ground floor accommodation comprises: an entrance hallway with stairs rising to first floor; a utility room, which contains a freezer, washing machine and large utility sink as well as the airing cupboard; the master bedroom, which has an en suite bathroom, as well as fitted wardrobes; a second bedroom, which has a dressing area and fitted wardrobes; and the third bedroom, which has a large window with views over the garden, and sliding patio doors, which provide access to the garden; this room, which also has fitted wardrobes, is presently used as an additional sitting room. The ground floor is completed with a further shower room with vanity wash basin, cubicle and wc, along with heated towel rail. The first floor of the property is approached via the central staircase which opens onto the landing area to the left of which is the main sitting area with open fire with stone surround and mantle, paved hearth and matching television plinth to one side. This lovely dual aspect area overlooks the delightful garden to the rear and has views towards St Agnes Beacon and out towards the sea beyond Porthtowan beach. To the opposite side of the staircase is the dining area and a further archway leads into the kitchen where there is a range of matching base, wall and drawer units, space and plumbing for a dishwasher, an eye level Hotpoint double oven incorporating grill and a fitted electric hob with cooker hood over. The kitchen window enjoys similar views to the sitting room towards St Agnes Beacon and over the coast.

The house is approached via a farm style and pedestrian gate, which opens onto a covered area, currently utilised for drying with a base for a rotary clothesline, and a further paved area. There is also an outside water tap. Pedestrian access leads down one side to the delightful and enclosed rear garden, which has a number of paved seating areas, a rockery style shrub bed and a pathway leading to the lawn with its mature and beautifully maintained shrubs and, in the far corner, a useful garden shed. This area again enjoys the lovely outlook towards St Agnes Beacon and the coast. A hand built Cornish wall, topped by attractive hedging, completes the garden area. The rear of the house has a second outside water tap.

COVERED PORCH

Part glazed door through to:-

HALLWAY

Stairs rising to first floor.

UTILITY ROOM

6'10" x 8'0" (2.08 x 2.44)
including the airing cupboard.



BEDROOM 1

13'5" x 9'10" (4.08 x 2.99)

including a range of fitted bedroom furniture including 3 double wardrobes, chest of drawers and dressing table unit.

ENSUITE BATHROOM

7'11" x 5'8" (2.41 x 1.72)

With a coloured suite comprising of panelled bath, low level wc, vanity wash basin and heated towel rail.

BEDROOM 2

11'8" x 10'7" (3.55 x 3.22)

including fitted double wardrobe. A dual aspect room with sliding patio doors and window overlooking the rear garden. Currently used as a sitting area.

DRESSING ROOM

6'11" x 8'0" (2.11 x 2.43)

With double fitted wardrobe and cupboards over. Archway through to the:-

BEDROOM 3

7'11" x 6'2" (2.41 x 1.87)

Window overlooking the rear garden and roof light window.

SHOWER ROOM

6'8" x 5'0" (2.04 x 1.52)

With a corner shower cubicle, low level wc, vanity wash basin and heated towel rail.

FIRST FLOOR

LIVING AREA

14'10" x 14'4" (4.51 x 4.37)

including the stairwell.

DINING AREA


10'1" x 8'2" (3.07 x 2.48)


KITCHEN


9'9" x 5'10" (2.97 x 1.77)











Approximate total area⁽¹⁾
952.85 ft²
88.52 m²

Reduced headroom
11.21 ft²
1.04 m²

(1) Excluding balconies and terraces

☐ Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		80
(69-80)	C		
(55-68)	D	53	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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