



MAP estate agents
Putting your home on the map

West Cliff, Porthtowan, Truro

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Redruth 3 miles | Truro 11 miles | Falmouth (south coast) 14 miles |
St Ives 15 miles | Newquay Airport 22 miles | Penzance Heliport 22
miles | Eden Project 33 miles | Plymouth 61miles | Exeter (M5) 94
miles | (Distances are approximate)

A sensationally positioned, new build reverse
accommodation, five bedroomed detached house
perched above the beach benefiting from far
reaching views along the rugged north Atlantic
coast

Reception hallway | Lounge | Kitchen/dining room | Shower
room | Five bedrooms, three with en-suite facilities and a
Jack and Jill bathroom to bedroom four | Terrace and
balcony | Parking | Drive-in store

£1,850,000
Freehold



Property Introduction

Beautifully appointed in a contemporary style, the overall presentation is impeccable and the exacting attention to detail creates a truly unique property ideal for all year-round living or use as a holiday home.

On entering the property, a bespoke metal spiral staircase takes you to the first floor living space which is of exceptional proportions with full width glazing to the front and rear, and gives access to a large balcony to the front and secluded entertainment area ideal for alfresco dining to the rear.

Of the five bedrooms, three feature en-suites with Villeroy and Boch sanitary ware and a fitted German Nolte kitchen offers a comprehensive range of integrated Miele appliances, complemented by square edged finished quartz working surfaces.

The windows and doors feature triple glazing, with all windows to the front enjoying stunning sea and beach views. There is underfloor heating utilising an LPG boiler located in the plant room and for added security and comfort, one will find a heat recovery ventilation system, smoke detectors (to the latest specification) and sprinkler system. Parking is available on the paviour driveway to the front which gives access to a substantial covered storage space.

In summary, this stunning property in an enviable location requires closer inspection to be fully appreciated and viewing our virtual tour is strongly recommended prior to arranging an appointment to view.

Location

Porthtowan is a popular holiday destination situated on Cornwall's rugged North Atlantic coast. Famed for its sandy beach and a mecca for bathers and surfers alike, the north coast footpath passes through the village giving access to extensive walks.

This small village has places to eat and drink and is only a short drive to the main A30 trunk road. The village is ideally located for exploring the magic of Cornwall with the Eden Project, St Ives and the tranquil south coast around Falmouth made famous by Daphne Du Maurier within driving distance. The nearest mainline railway station will be found in Redruth, whilst Cornwall's main airport at Newquay with direct links throughout the UK and Europe is within twenty two miles.

ACCOMMODATION COMPRISES

Cava quartz steps lead up to the entrance door which gives access to:-

HALLWAY

Focusing on a bespoke spiral staircase to the first floor, laminate flooring, walk-in cupboard and with panelled doors opening off to :-

BEDROOM ONE 13' 4" x 10' 2" (4.06m x 3.10m) maximum measurements

Featuring patio doors to the front, commanding far reaching views across the beach and along the north coast. Triple glazed window to side. Laminate flooring, integrated spot lights. Door to:-

EN-SUITE

Triple glazed window to side, full ceramic tiling to walls and floor. Concealed cistern WC, wall hung vanity wash hand basin and oversize doorless entry to shower enclosure with a rainfall shower head. Towel radiator and spotlights.

BEDROOM TWO 11' 9" x 10' 2" (3.58m x 3.10m)

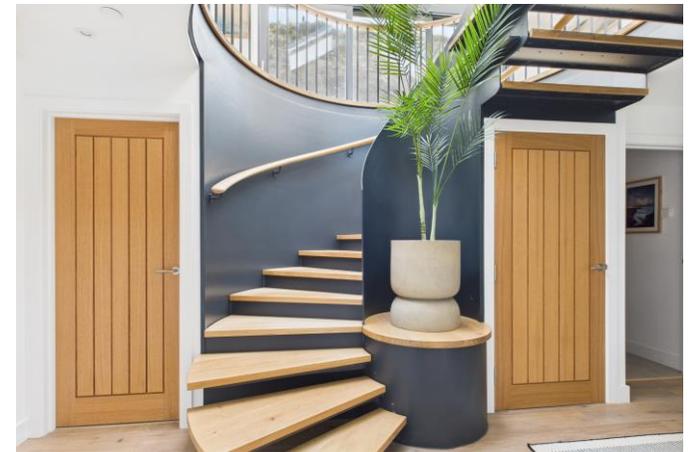
Featuring patio doors to the front commanding far reaching views across the beach and along the north coast. Laminate flooring and integrated spotlights. Door to:-

EN-SUITE TWO

Full ceramic tiling to walls and floor. Concealed cistern WC, wall hung vanity wash hand basin, oversized doorless entry shower enclosure with a rainfall shower head. Towel radiator and spotlights.

PRINCIPAL BEDROOM THREE 20' 6" x 11' 3" (6.24m x 3.43m) maximum measurements

Triple glazed patio doors to the front with direct access to the balcony, laminate flooring, inset spotlighting and wide archway opening to a dressing area. Door to:-



EN-SUITE THREE

Full ceramic tiles to walls and floor, concealed cistern WC, double wall hung vanity wash hand basin with illuminated mirror over and walk-in doorless entry shower enclosure. Towel radiator.

BEDROOM FOUR 11' 0" x 9' 2" (3.35m x 2.79m)

Triple glazed skylight and triple glazed patio side door. Laminate flooring, spot lighting. Door to:-

FAMILY BATHROOM

Triple glazed skylight to the rear. Concealed WC, vanity wash hand basin and panelled basin with shower over. Extensive ceramic tiled walls, ceramic tiled floor, towel radiator and spot lights.

UTILITY/PLANT ROOM 9' 0" x 4' 6" (2.74m x 1.37m) plus door recess

Range of base units having adjoining roll top edge working surfaces incorporating an inset stainless steel sink, space for automatic washing machine, inset spot lighting and laminate flooring. Plant cupboard with boiler etc.

FIRST FLOOR OPEN PLAN LIVING ROOM/KITCHEN 29' 9" x 32' 6" (9.06m x 9.90m) L-shaped, maximum overall measurements LIVING AREA

Benefiting from a triple aspect with triple glazed bi-fold doors and windows to the front giving access to an enclosed balcony and with a feature portal window, together with triple glazed door opening to a rear patio. Featuring a pitched roof with four Velux remotely

operated windows, laminate flooring throughout and inset spotlighting. This room is of generous proportions and maximises on the outlook across the beach and along the North Atlantic coast.

KITCHEN AREA

The kitchen area is fitted with a range of German Nolte eye level and base kitchen units with an adjoining square edge thin wall quartz working surfaces, featuring a Miele stainless steel sink unit with mixer tap. Built-in Miele eye level oven and separate combination microwave, integrated Miele fridge/freezer and induction hob with integrated extractor hood over, together with a Miele integrated dishwasher and a wine cooler.

BEDROOM FIVE/SNUG 9' 8" x 9' 1" (2.94m x 2.77m)

Triple glazed French doors opening onto the rear, laminate flooring and spotlighting.

SHOWER ROOM

Triple glazed window to the side, hidden cistern WC and wall hung vanity wash hand basin and bi-fold doors opening to a shower enclosure with rainfall shower head. Extensive ceramic tiling to walls, ceramic tiled floor, towel radiator and spotlighting.

OUTSIDE FRONT

To the front of the property, one will find a brick paved driveway and parking area. Drive in covered storage space.

BALCONY 38' 9" x 14' 0" (11.80m x 4.26m) maximum measurements

Running virtually the full width of the property and enjoying outstanding views across the beach and along the North Atlantic coastline, this an ideal place for outside entertaining.

OUTSIDE REAR

To the rear is a decked space giving a high level of privacy and ideal for outside dining and entertaining.

SERVICES

This property benefits from mains metered water, mains drainage and mains electricity.

AGENT'S NOTES

Please note the Council Tax for this property is yet to be assessed. The property will come with a 7 year Architect Guarantee in place and is worthy of note that the roofing is guaranteed for 15 years. Please note the images and floorplan measurements relate to a completed adjacent property.





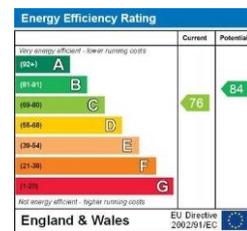
Ground Floor

Approximate total area⁽¹⁾
 2201 ft²
 204.7 m²

Balconies and terraces
 688 ft²
 63.9 m²



Floor 1



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



MAP's
 Top reasons to view this home

- Stunning new build property in coastal location
 - Reverse accommodation to maximise on the views
 - Five bedrooms with three en-suites
 - Generous open plan living space
 - Exposed vaulted ceiling to living area
 - High quality Villeroy and Boch bathrooms
 - German Nolte fitted kitchen with Miele appliances
 - Underfloor heating throughout
 - Parking and generous storage
 - Popular North coast village location
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 01736 322200 (St Ives & Hayle)

01326 702400 (Helston & Lizard Peninsula)
 01736 322400 (Penzance & surrounds)

01326 702333 (Falmouth & Penryn)
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