

THE OLD STORE

PORTLOE



THE OLD STORE

PORTLOE, TR2 5QU

Nestled within the heart of this traditional fishing village, a stone's throw from the harbour and stunning coastline, a unique and sympathetic conversion, providing charming 3 bedroomed, 2 bathroomed accommodation with the undoubted benefit of covered parking and garaging.

Moments from harbour and stunning coastline • Ideal lock up and leave
Superb living space • Garaging and undercroft parking
3 bedrooms • 2 bath/shower rooms • Terrace with sea views

Portloe Harbour - 130 yards • Veryan - 1.5 • Carne Beach - 3
Porthcurnick Beach - 6 • St Mawes - 9.5 • Truro - 12
Cornwall Airport (Newquay) - 22
(all distances in miles and are approximate)





THE LOCATION

Portloe is a very picturesque, protected and unspoilt fishing village, nestling between magnificent cliffs on the south eastern coast of the Roseland Peninsula which is an Area of Outstanding Natural Beauty. With granite cottages surrounding a small traditional harbour, John Betjeman once described the village as “one of the least spoiled and most impressive of Cornish fishing villages”, which still rings true today. The village has an active community and includes a church, pub and the highly regarded Luggar hotel. Miles of spectacular cliff top walks stretch out in both directions, while Carne Beach, owned by the National Trust, has a wide expanse of clean sand and safe bathing. For the foodie, follow the headland around and find The Hidden Hut located above Porthcurnick Beach, the Nare Hotel at Carne and the Michelin Starred Driftwood Hotel near Portscatho.

Nearby is the pretty village of Veyan, providing a primary school and mini-market/Post Office. While the exclusive and ever popular waterside village of St Mawes is just a short drive away; one of Cornwall's most famous addresses, providing a handful of great pubs, restaurants and hotels, including Olga Polizzi's Hotel Tresanton.

THE PROPERTY

The architect designed accommodation uses traditional and local materials, creating a highly individual property, centred around the superb double height galleried living areas. From the covered cobbled parking, double doors lead to the garaging and a separate entrance door. The entrance hallway, with downstairs cloakroom, opens into the dining room with the fitted kitchen with granite work surfaces at the far end of the room. From the kitchen, doors lead to the utility room and part covered, enclosed courtyard.

A turning staircase rises, from the dining room, to a galleried ‘bridge’, which connects

the pitched and vaulted sitting room to the family bathroom and three bedrooms, which include the master with en-suite shower room.

From the sitting room, double doors open to the timber terrace, which enjoys a view over the village to the sea and Dodman Point beyond. Steps lead to a further westerly slate terrace.

Those discerning purchasers looking for an ideal lock up and leave, The Old Store is quite simply a property where a viewing is essential.

ADDITIONAL INFORMATION

SERVICES: Mains water, electricity and drainage. Electric heating.

DIRECTIONS

From Truro travel to Tregony, continue along the A3078 until reaching the Texaco garage on the left, take the next left turn to Portloe and follow this road for just over a mile before taking a left turn at the crossroads (signposted to Portloe). Continue along this road passing through the hamlet of Treviskey following the road down into Portloe. Continue into the village, passing the harbour on your left and The Old Store is a short distance on the left.

TENURE: Freehold

VIEWINGS

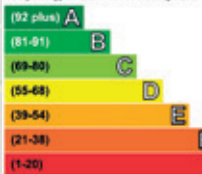
Strictly by prior appointment with Savills.

FIXTURES AND FITTINGS

Only those mentioned in these sales particulars are included in the sale. All others such as, light fittings, garden ornaments, etc. are specifically excluded but may be available by separate negotiation.

Energy Efficiency Rating

Very energy efficient - lower running costs



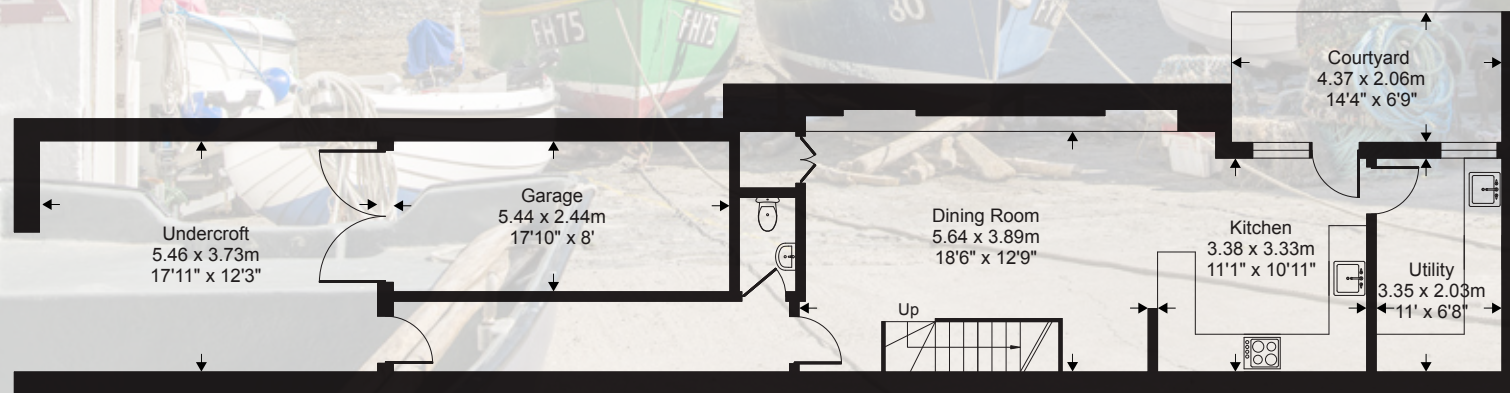
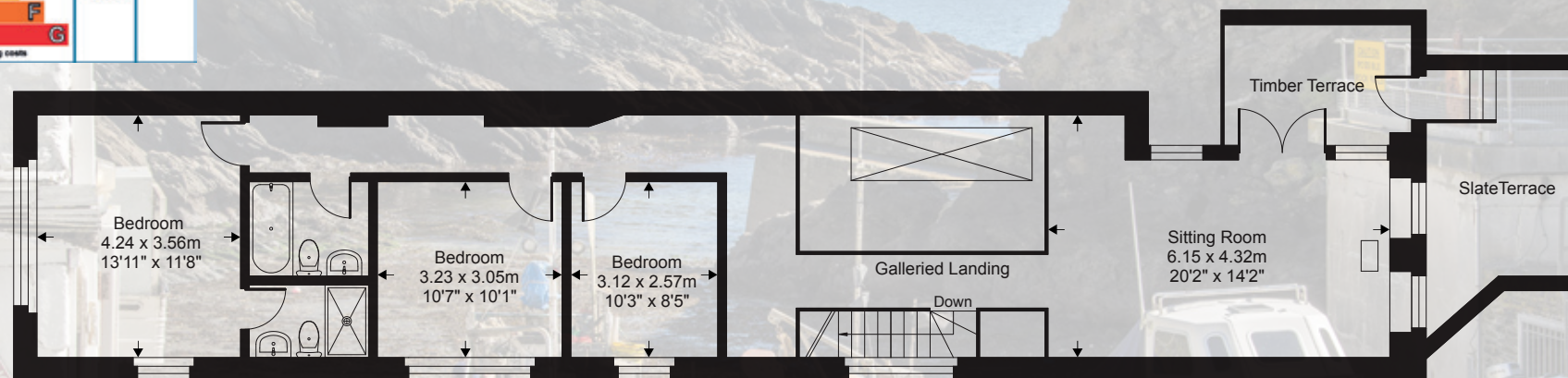
Not energy efficient - higher running costs

Current	Potential
49	75

THE OLD STORE

192 sq m / 2067 sq ft (Includes Garage & Undercroft)

For Identification only - Not to scale



IMPORTANT NOTICE:

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 18/10/19 AS Kingfisher Print and Design Ltd. 01803 867087.

SAVILLS TRURO

73 Lemon Street,
Truro,
Cornwall TR1 2PN
01872 243 200
truro@savills.com

