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Porthallow House



Mileage Newquay approx. 32 miles.  
Plymouth City Centre approx. 24 miles.  
Exeter City Centre approx. 66 miles.

A well presented family home with beautiful sea views situated in a quiet and idyllic location within walking distance of Talland beach and the historic Cornish seaside village of Polperro.

- Well Presented Spacious Family Home
- Five/Six Double Bedrooms
- Versatile Accommodation Throughout
- Idyllic Location
- Sea & Countryside Views
- Gated Driveway
- Double Garage
- Annex Potential
- Freehold
- Tax Band F

Guide Price £780,000

### SITUATION

Porthallow House is located on the outskirts of the picturesque fishing village of Polperro. With a history of Pirates and smuggling, this charming village offers a variety of shops, restaurants, galleries and day-to-day amenities. Polperro is a popular tourist destination with the South West Coastal Path running through the harbour. The town of Looe is 3 miles away with more comprehensive amenities and offers a connecting rail service. Mainline railway stations can be found at Liskeard and Bodmin Parkway (13 miles) which offer an excellent service to London Paddington. The Ocean City port of Plymouth can be accessed via the A38 and offers an extensive range of shopping, commuting, commercial and leisure amenities, including a ferry port serving Northern France and Spain.

### DESCRIPTION

Porthallow House has been extended and refurbished over time to create a spacious family home offering versatile and flexible space throughout. Outside space is well utilised with well stocked mature gardens and terraces/decking perfectly situated in an elevated position enjoying beautiful views of both rolling countryside and the sea.

### ACCOMMODATION

This wonderful home comprises of a spacious kitchen/breakfast room, two light and spacious reception rooms, one with an adjoining snug with the most captivating of views of both sea and countryside, additionally there are also two bedrooms, family bathroom, gym with shower room, utility room and downstairs cloakroom to the ground

floor. The first floor landing provides access to a further three generous bedrooms, a large four piece bathroom, separate W.C and a dressing room. There is an abundance of eaves storage accessible from two of the bedrooms.

### OUTSIDE

The property is accessed off of a quiet lane and via the gated driveway, which provides parking for at least two vehicles along with an adjacent double garage. The garden wraps around the entire property and has a variety of mature shrubs with a superbly positioned decked area which is the perfect spot for admiring the beautiful far reaching sea view. There are outbuildings which provide further scope but are currently utilised as storage.

### SERVICES

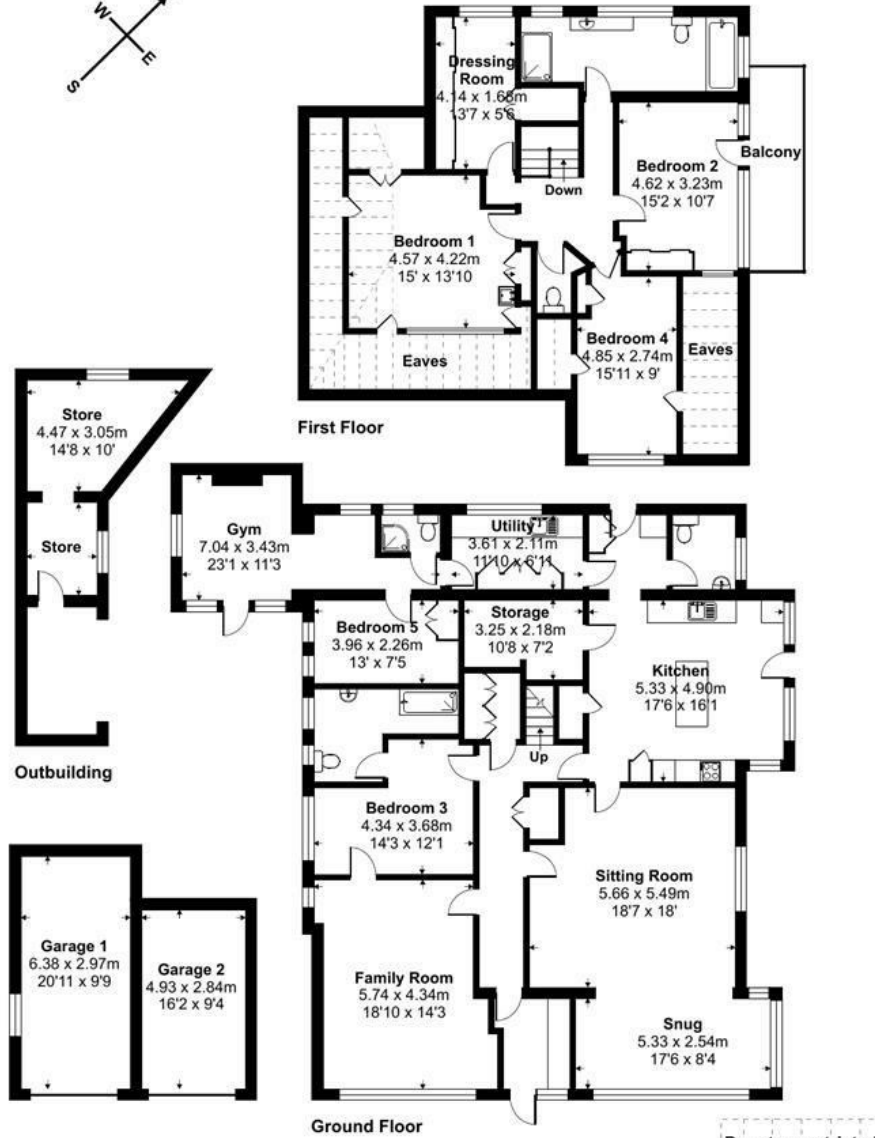
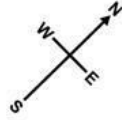
Mains electricity and water.  
Private drainage.  
Wood burner and oil central heating.  
Full mobile coverage via EE, Vodafone, Three and O2 are available at the property.

### AGENTS NOTE\*

Porthallow House is of a Non-Standard Construction - Cash Buyers Only.



Approximate Area = 3054 sq ft / 283.7 sq m  
 Limited Use Area(s) = 270 sq ft / 25 sq m  
 Outbuilding = 165 sq ft / 15.3 sq m  
 Garage = 373 sq ft / 34.6 sq m  
 Total = 3862 sq ft / 358.6 sq m  
 For identification only - Not to scale



Denotes restricted head height

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntrchem 2022. Produced for Stags. REF: 899869

These particulars are a guide only and should not be relied upon for any purpose.

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Energy Efficiency Rating		Current	Potential
(91-100) A	Very energy efficient - lower running costs		
(81-90) B	Energy efficient - lower running costs		
(71-80) C	Decent energy efficiency - lower running costs	72	
(61-70) D	Some energy efficiency - lower running costs	53	
(51-60) E	Not very energy efficient - higher running costs		
(41-50) F	Not energy efficient - higher running costs		
(31-40) G	Very poor energy efficiency - higher running costs		
England & Wales		EU Directive 2002/91/EC	100

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