



LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA10289

£985,000

Bay View House,
1 Glen Villas, The Incline, Portreath, Cornwall, TR16 4PB

FREEHOLD



Occupying a grandstand setting in an elevated position above Portreath and enjoying spectacular westerly views, out over harbour, beach and far out to sea; a stunning contemporary coastal home of great quality and with over 2,300sq.ft. of 5 bedroomed, 5 bath/shower roomed accommodation over three floors with integral garage, breathtaking sea view balconies and easy to maintain gardens. Ideal as a main or second home in a wonderful private enclave on the outskirts of this thriving coastal village.





SUMMARY OF ACCOMMODATION – In all, 2,338sq.ft.

Ground Floor Entrance vestibule, inner hall, cloakroom/wc, living room with woodburner and bifold doors onto sea facing balcony, kitchen/dining room with double doors onto sea facing balcony, integral single garage.

First Floor Landing, family shower room, bedroom 5, 2 further double bedrooms both with en-suite shower rooms.

Lower Ground Floor Landing, principal bedroom with en-suite shower room, bedroom 3 with en-suite shower room.

Outside Doors to part covered sea facing garden with hot tub and gated pathway to additional parking area.

DESCRIPTION

The availability of Bay View House represents a rare and exciting opportunity to acquire a highly individual, contemporary coastal home in an exclusive private location in a grandstand setting, above the coastal village of Portreath with spectacular westerly views out over sea, over the harbour, along a beautiful wooded valley and far out to sea. Completed in 2022 to a stunning individual design, the house features part slate hung, part cedar clad, part white rendered elevations under a natural slate roof with fantastic A97 energy rating and impressive eco features which include excellent insulation, efficient air source centrally heated accommodation with PV photovoltaic panels, battery storage and underfloor heating throughout. The house has generous proportions with 2,338sq.ft. of accommodation over three floors.





The location itself is particularly tranquil with Bay View House being one of just four very impressive homes which sit out on this elevated promontory, accessed via a private lane called The Incline giving the setting a very exclusive feel with the ability to walk down through the beautiful wooded valley into the village below, but with no passing traffic and making it feel particularly private and secure.

The house has parking for 4 cars, two to the front of the house, two to the rear and the most common entrance is from the rear with an entrance vestibule with inner hall, utility and access to the large integral single garage with electric roller door. The main living room is of good size with attractive contemporary woodburning stove and bifold doors which lead onto a broad sea facing balcony, ideally positioned for afternoon and evening sunshine with fabulous views over the village and sea beyond. Adjacent is a large kitchen/dining room (23'5" x 10'9") with stylish kitchen with attractive quartz worktops, integrated AEG double oven, AEG induction hob, AEG dishwasher, space for eight seater dining table, attractive engineered oak floors and double doors out onto a further sea view balcony with plate glass balustrade. Completing this floor is a cloakroom/wc with steps ascending to a lower ground floor and also up to the guest accommodation.

On the first floor there are three good sized double bedrooms, two of which have private en-suite shower rooms, the third bedroom uses a family shower room/wc. On the lower ground floor is the principal bedroom with en-suite shower room and a further double bedroom with en-suite shower room with doors out onto a private part covered garden which features a patio area, hot tub (available by separate negotiation), an area of lawn bounded by low level fencing with a gate descending to the lower parking spaces. From both the garden and living space and bedrooms there are spectacular views which need to be seen first hand to be fully appreciated.

All in all, a stunning contemporary home in a beautiful exclusive location with incredible views over the coastal village of Portreath and just a short walk away from amenities. Sold with immediate vacant possession, no onward chain, early viewing whole heartedly recommended by the vendor's sole agent.





LOCATION

Portreath village on Cornwall's north Atlantic coastline has always been well regarded for its fabulous combination of beach, harbour and sea but in recent years it has grown considerably in popularity and become particularly sought after. The village is very evidently a place where lots of money is being spent on the housing stock especially those surrounding the sandy beach. The beach and harbour provide a playground for holidaymakers and locals alike, providing excellent bathing and surfing. There are lovely walks along the surrounding countryside via the South West Coast Path most of which is under the stewardship of the National Trust and Portreath has recently become a World Heritage Site with its harbour still providing shelter for an active fishing fleet.

On the hillside close to Bay View House is the Gwel An Mor leisure complex with its swimming pool and spa plus restaurant as well as 'The Famous 9' par-3 golf course. Just a 1½ miles from the property is the highly regarded Tehidy Park golf course which is a par-71 parkland golf course set within the stately former grounds of the adjacent Tehidy Park Country Estate.

Portreath is at the end of the Bissoe Valley cycle trail which stretches from the north coast to the south coast at Devoran providing traffic free cycling and walking throughout Cornwall's mining heritage landscape with many further trails branching off it. The village provides a bakery, general store, post office, surf shops, inns, cafés, restaurant and also a primary school. Secondary schooling is available at Redruth and Truro, the latter also having three private schools.

Nearby Redruth is the largest local town offering a cinema, numerous shops and restaurants and a mainline railway station which has a direct link to London Paddington with an approximate travel time of 4½ hours. The county capital of Truro is some 15 minutes' drive away offering extensive, leisure, commercial and retail amenities commensurate with Cornwall's capital including the county's major hospital and Hall for Cornwall theatre which hosts a variety of theatrical and entertainment events throughout the year.



GENERAL INFORMATION

VIEWING Strictly by prior appointment through: Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. E-mail: sales@lillicrapchilcott.com.

POST CODE TR16 4PB

SERVICES Mains water, drainage and electricity. Air source heating.

COUNCIL TAX BAND F (see www.mycounciltax.org.uk).

DIRECTIONS What3words //latter.lookout.vegetable. From the centre of Portreath leave the village towards Tehidy taking Tregea Hill and after approximately ¼ of a mile take the first left then the second left into Feadon Lane. Continue along Freadon Lane until the end where on the left hand side there is a private road called The Incline. Continue down The Incline and as you start to rise up at the bottom of the road, continue around to the rear of the properties where Bay View House is the second property on the right hand side.

AGENT'S NOTE 1 The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection

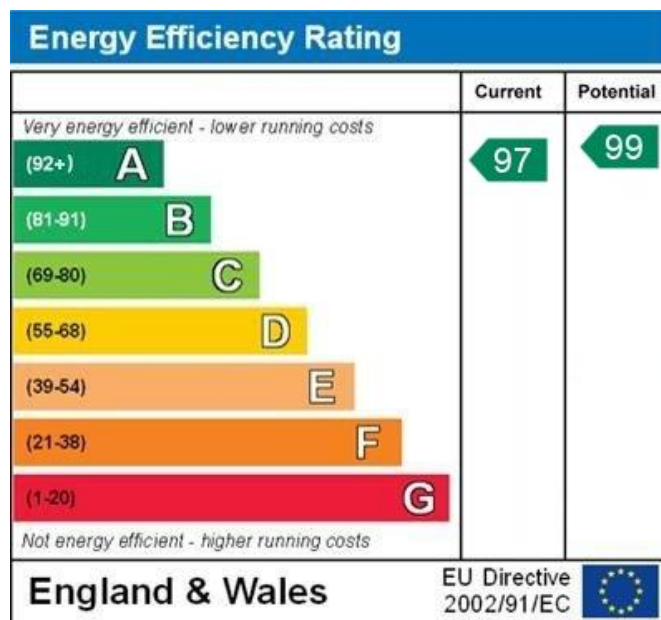
with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy.

AGENT’S NOTE 2 The Incline is a private road with each of the dwellings which use The Incline contributing £500 per year for the upkeep of the private road.

OFFICE OPENING HOURS Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**

THE PROPERTY OMBUDSMAN

Approved Redress Scheme



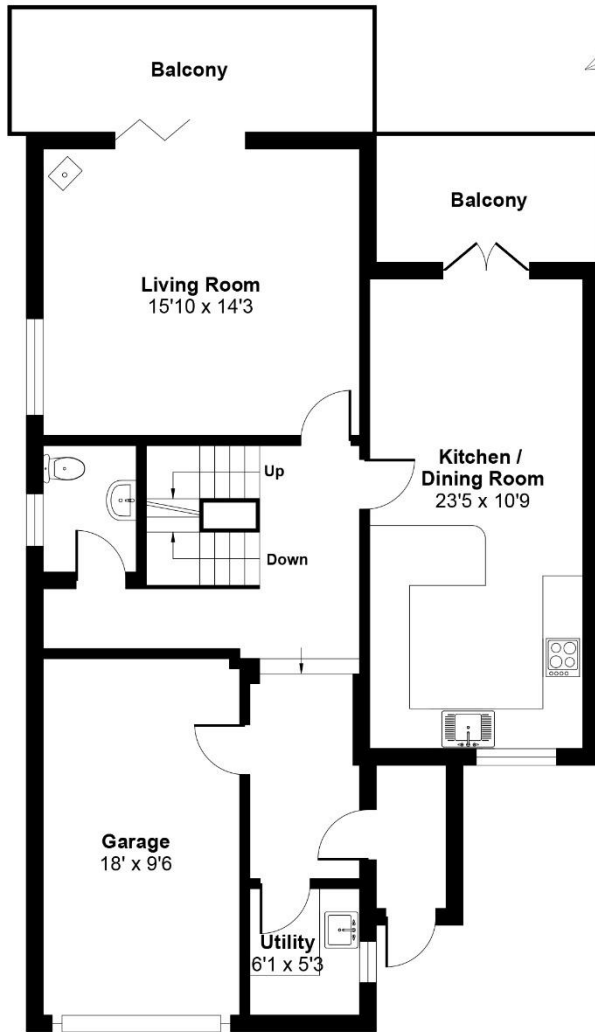
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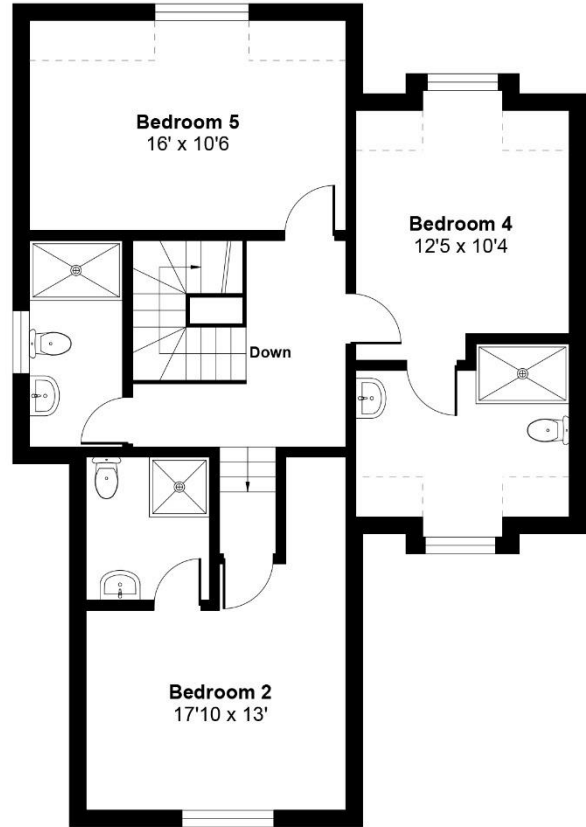
Glen Villas, The Incline, Portreath, Redruth

Approximate Area = 2112 sq ft / 196.2 sq m
Limited Use Area(s) = 51 sq ft / 4.7 sq m
Garage = 175 sq ft / 16.2 sq m
Total = 2338 sq ft / 217.1 sq m

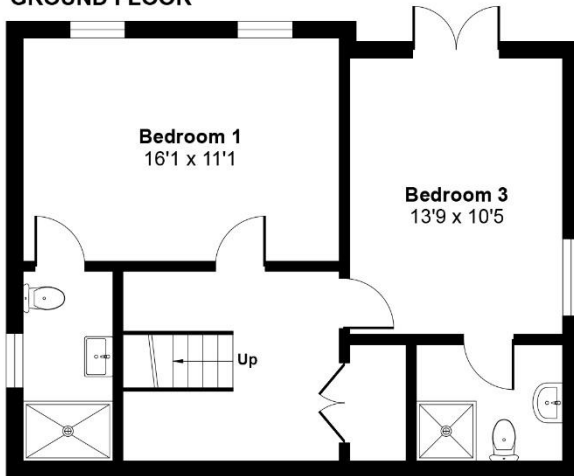
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GROUND FLOOR



FIRST FLOOR



LOWER GROUND FLOOR

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2024. Produced for Lillcrap Chilcott. REF: 1189830

