

STAGS

Westside

Westside Chapel Hill

Porthtowan, Truro, Cornwall, TR4 8AS

Truro - 13 miles St Agnes - 4 miles Newquay - 15 miles

A superb and beautifully presented, four bedroom coastal residence with far reaching views located in the sought-after North Coast village of Porthtowan.

- Characterful Detached Coastal Home
- Four Double Bedrooms (Master En-suite)
- Owned Solar Panels + Tesla Power Battery
- Separate Utility Room
- Freehold
- Walking distance to Porthtowan's Blue Flag Beach
- Character Sitting Room with Wood burner
- Parking For Multiple Vehicles + Garage
- Landscaped Low Maintenance Gardens
- Council Tax E

Guide Price £525,000

DESCRIPTION

Offering flexible and well-proportioned accommodation throughout, the property combines practical family living with character and individuality. Features include four genuine double bedrooms, a character sitting room with wood-burning stove, double doors open out onto the landscaped low-maintenance gardens, garage, extensive parking and owned solar panels with Tesla Powerwall battery storage (battery included by negotiation).

A central entrance hall welcomes you into the property and leads to the bright dual-aspect sitting room, where a wood-burning stove creates a warm and inviting focal point. Double doors open directly onto the rear garden, providing an excellent connection between indoor and outdoor living. The spacious kitchen/dining room forms the heart of the home and benefits from a central island together with extensive worktop and storage space. Flooded with natural light, it provides an ideal space for both family life and entertaining. A separate utility room offers additional practicality and leads to a versatile ground floor double bedroom, suitable for guest accommodation, a home office or multi-generational living.

To the first floor are three further generously proportioned double bedrooms and a family bathroom. The principal bedroom benefits from an en-suite shower room, while pleasant countryside views can be enjoyed from the principal first-floor rooms.

The property further benefits from an owned solar panel system together with a Tesla Powerwall battery storage system. The current owner advises they receive approximately £800 per annum through the Feed-in Tariff scheme and through a combination of solar generation and battery storage, enjoys exceptionally low running costs with effectively net-zero annual electricity costs based on their current usage.

The property benefits from uPVC double glazing, oil-fired central heating and has been thoughtfully improved and maintained by the current owners.

Stags consider this property a must view.







OUTSIDE
The property enjoys beautifully landscaped gardens to the front and rear with ease of maintenance in mind. To the front there is a large parking area laid partly to attractive brick paving with the remainder set to loose chippings and hardstanding, neatly contained by fencing and walls behind a traditional five bar gate. To the rear is an oasis of well established plants and shrubs, surrounding a beautifully laid slate patio, and low maintenance artificial lawn, perfect for relaxing or entertaining.

SITUATION
Westside occupies a desirable position within the popular coastal village of Porthtowan, one of Cornwall's most sought-after North Coast locations. The village is renowned for its Blue Flag surfing beach, dramatic coastline and access to the South West Coast Path, offering outstanding opportunities for walking, cycling and outdoor pursuits.

Porthtowan enjoys a strong sense of community and offers a range of everyday amenities including a village store with Post Office, cafés, pubs, restaurants, fish and chip shop and primary facilities.

Conveniently positioned between St Agnes and Portreath, the property enjoys easy access to some of Cornwall's finest beaches and coastal scenery. The Cathedral City of Truro lies approximately eight miles away and provides an excellent range of shopping, schooling, leisure facilities and transport links, including a mainline railway station with direct services to London Paddington. Newquay Airport is also within easy reach, offering both domestic and international connections.

The property is particularly well placed for those seeking a coastal lifestyle without sacrificing convenience, with excellent access to Truro and the wider county.

The Cathedral City of Truro lies approximately eight miles away and serves as Cornwall's retail and administrative hub, featuring a blend of independent boutiques and national retailers. The area is well-served by a range of highly regarded schools, including the Ofsted-rated 'Outstanding' Mount Hawke Primary School and the prestigious Truro School. Truro also offers a wealth of attractions, from indoor and outdoor markets to charming cobbled streets. Excellent transport links include a mainline railway station with direct services to London Paddington, while Newquay Airport provides scheduled flights to both national and international destinations.

SERVICES
Mains water, electricity and drainage connected. Oil-fired central heating. Double-glazed. Broadband: Standard and superfast available (Ofcom). Mobile phone: 02, Vodaphone, EE and Three likely outside (Ofcom).

VIEWINGS
Strictly and only by prior appointment via Stags' Truro office.

DIRECTIONS
From Three Burrows junction off the A30, proceed towards St Agnes on the B3277. At the Sevenmilestone junction take the left turn towards Towan Cross on Coast Road and proceed to Porthtowan. Continue on with Beach Road on your right hand side and proceed up Rose Hill then onto Chapel Hill where the property can be found a short way up the hill on the left.

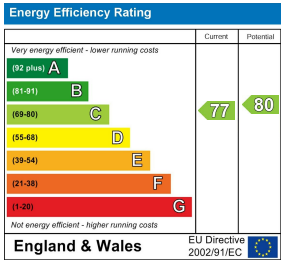






IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.





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