STAGS



Southview Farmhouse

Southview Farmhouse, Jolly's Lane, Porthtowan, Truro, Cornwall, TR4 8AX







Porthtowan ½ mile A30(T) 3 miles

A fine and well-presented detached 4-bedroom Victorian farmhouse with private parking, garage, attractive gardens and adjoining recreational field

- 2 Reception Rooms
- Kitchen & Utility
- 4 Bedrooms & Bathrooom
- Private Parking
- Detached Garage & Outbuildings
- Attractive Gardens
- Adjoining Recreational Field
- Total About 1.30 Acres
- Freehold
- Council Tax Band D

Guide Price £650,000

SITUATION

On the edge of Porthtowan at the end of Jollys Lane. The north coast, cliffs and South west Coastal Footpath are a short walking distance to the north.

THE HOUSE

The approach to Southview Farmhouse from Jollys Lane, which is a public byway, is to a stone chipped drive, with low wall and brick paved car parking area off, from which paths and steps lead up to the front door.

The house is delightfully presented to the market and includes, on the ground floor, a good sized triple aspect enclosed Entrance Porch with part exposed stone elevations and an internal front door to Small Hall with stairs to the first floor and doors off to two front Reception Rooms. These include a Sitting Room with shelved recesses and double aspect and a Living Room with stone fireplace with inset electric wood effect wood-burner on slate hearth.

At the rear is a fine Kitchen with an extensive range of matching Shaker style base and eye level units with solid sparkle quartz worktops to splashback tiling and including deep Belfast ceramic sink with contemporary mixer tap; inset fan assisted oven, separate microwave oven and grill; pull out larder cupboards and spice rack; integrated dishwasher, washing machine and refrigerator; as well as a fine matching island unit with eight-place induction hob with extractor hood over and side pop up electric sockets. Adjacent is a side Hall with space for freestanding refrigerator and opaque part glazed door to outside and a Utility Cupboard and fitted shelving.

On the first floor is a Central Landing with doors off to three Double Bedrooms and a Single Bedroom, plus a fully tiled Family Bathroom with panelled P-shaped bath with electric shower and screen over, wc, towel radiator and modern vanity washbasin.

THE GARDEN

On the northern, eastern and western sides of the house are well tended and presented gardens with areas of lawn to shrub and hedge borders and including a timber and bitumen felt Garden Shed and a good sized timber and bitumen felt Outbuilding - currently used as a Workshop – with an adjoining pair of Stores.

Within the garden is a raised decked seating area and a centre piece apple tree. Adjoining the house is an outside Gardener's Toilet.

THE DETACHED GARAGE

A detached block Single Garage with wide vehicular double doors and side windows. (The adjacent timber and bitumen felt Shed is excluded from the sale).

THE RECREATIONAL FIELD

Adjoining to the west is a regular shaped grass field, the remains of an old Nissan Hut and site of an old orchard.

VIEWING

Strictly and only by prior appointment with Stags' Truro office on 01872 264488.

DIRECTIONS

From the car park in Porthtowan, turn left and drive away from the beach. At the T junction, turn right, drive up the hill for about 300 yards, bear right into Forthvean Road and after about 50 yards, turn sharp right into Jollys Lane. Follow the lane to the left and continue up the hill until seeing Southview Farmhouse on the left towards the top of the hill.

SERVICES

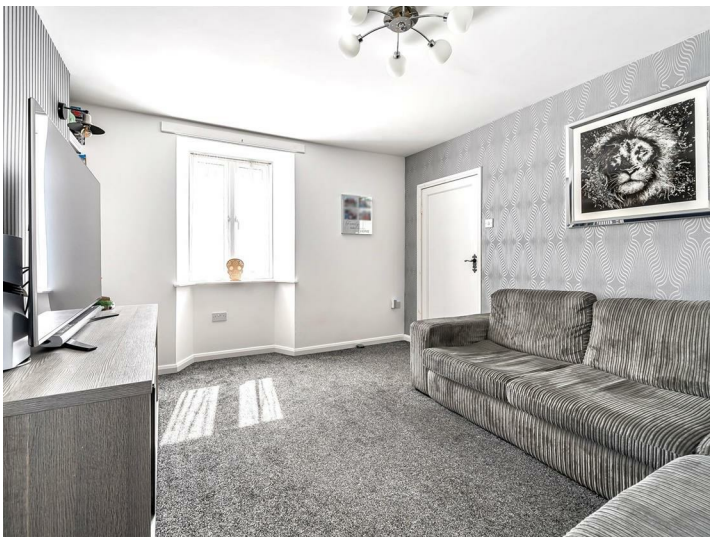
Mains water & electricity connected. Private drainage. Double-glazed. Oil-fired central heating. TV & telephone points. Standard, Superfast and Ultrafast Broadband available (Ofcom). Mobile coverage likely to be limited inside from EE, O2 and Three and likely to be available outside from EE, O2 and Three and Vodaphone (Ofcom).

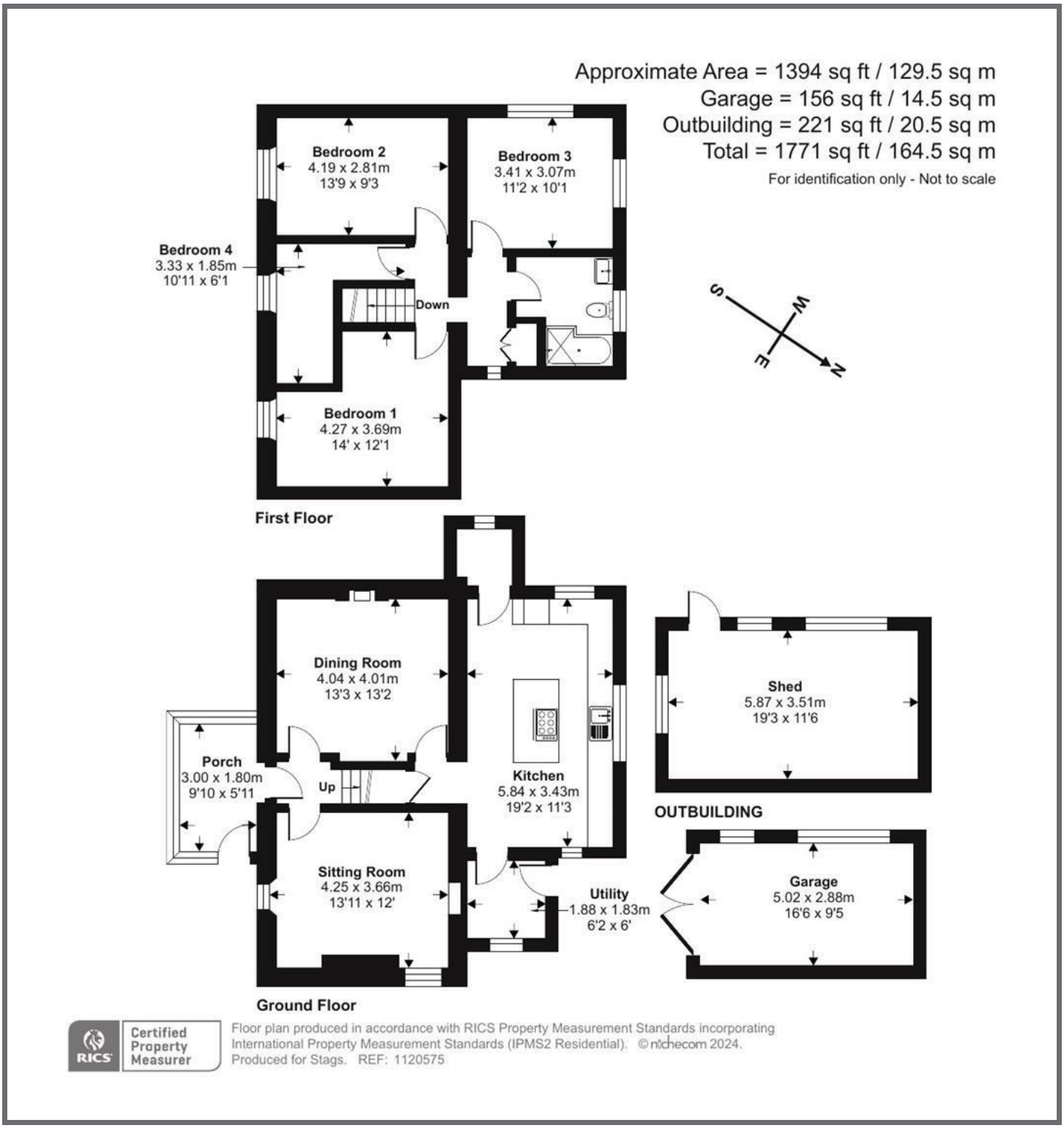

SUGAR
TEA
COFFEE
BISCUITS



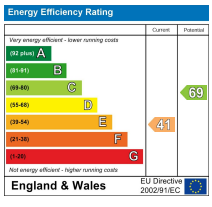








IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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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