



'Gems', Vallley Road, Mount Hawke.

£359,000

A fascinating 3 bed, 2 bath, detached modern house of immense character only a half mile from the popular sandy beach at Porthtowan with impressive vaulted first floor sitting room & balcony - a great investment or family home - vacant possession. Viewing essential!

- Detached architect designed house
- Impressive vaulted sitting room
- First floor terrace with valley views
- Three bedrooms
- Two bathrooms
- Half a mile to the beach at Porthtowan

Tel: 01872 561642

www.purecornwall.co.uk



Gems Mount Hawke TR4 8DJ

The Property

This quality new home has to be viewed to fully appreciate the immense character and size of the two storey accommodation on offer. The house is beautifully presented and offers contemporary features with character features including stripped woodwork doors and stairs, and huge exposed roof timbers upstairs in the vaulted sitting room which has a superb private decked balcony with lovely country views. Down stairs there is a generous kitchen and dining room with fitted kitchen and appliances with gas fired range and space for a large family dining table as well as a useful open plan utility area – there are double fully glazed doors leading out to a large paved terrace with wood fencing and gates to front. There are also three bedrooms downstairs with a superb bathroom with oversize walk-in shower and feature rolled edge bath. Outside the gardens slope up to the side of the property and are designed for ease of maintenance. There is hard standing parking for 2 vehicles. Your viewing is highly recommended!

The Area

The address is actually Mount Hawke although the property is located in the valley between Porthtowan and Mount Hawke about a half mile from both – Mount Hawke has a great junior school and a local store for day to day needs.

Porthtowan is a coastal village known for its wide soft white sands and dunes and is a very popular tourist destination, many visitors are attracted by the stunning beaches and coastal scenery with some of the best cliff top walks in the county. It is also a blue flag beach and a very popular venue for surfers.

Other local facilities include a beachside bar (the well known Blue Bar), post office and general stores and surf shops. Nearby St. Agnes and Mount Hawke both afford a selection of local shops, church and primary schools.

The Accommodation

Double doors to:

Kitchen & Dining Room 19'6 x 17'5

A light and airy kitchen with wood fronted wall and base units with wooden worktops, single sink, drainer. Views over front patio, Baumatic fitted gas fired range cooker with gas rings and oven and grill & extractor fan over, 2 double glazed windows to side, double glazed window to rear, large dining space, space for fridge/freezer, open plan utility area with plumbing for washing machine and two Belfast sinks with wooden work tops, wood stripped door to:

Inner Hall

Wooden stairs to first floor, engineered wood flooring, storage under stairs, shelved recess – (this space could make an ensuite to bedroom two if required). Doors to:

Bedroom One 11'10 x 11

Double glazed window to side elevation, radiator, spotlights.

Bedroom Two 9'4 x 7'6

Double glazed window to rear elevation, radiator, carpeted. (This room could be larger and have an ensuite in the hall if required).

Bedroom Three 14'11 x 8'8 – L shaped room

Double glazed window to side, carpeted, radiator.

Family Bathroom 11 x 11

A lovely size bathroom with a feature roll top bath with standing taps and shower attachment, large oversize walk in shower with 'rainwater head, wash hand basin and low level flush WC. Heated towel rail and radiator, part tiled walls and wooden painted floor. Double glazed roof window to rear elevation.

First floor:

Sitting Room 21'8 x 26'10 max

A really impressive room with a feature high vaulted ceiling, 2 roof Velux style windows and loads of natural light, multi fuel burner on a granite hearth connected to a water cylinder with immersion heater and heating coils also providing heating via the radiators, there is also an additional coil within the tank which can be connected to a suitable solar panel system if required. Raised floor area which is open plan to the main room, also a corner area which could also be portioned off to create an additional room (subject to building regs). There are two fully glazed doors which lead out onto a roof terrace, door to:

Second Bathroom/wc

White suite comprising panelled bath with shower attachment over, hand wash basin, wc, part tiled surrounds, heated towel rail, double glazed window to rear, painted wooden floor, storage alcove.

Roof Terrace Balcony 16 x 14'5

A superb sunny and private terrace with wood balustrade, fibreglass flooring, lovely views up the valley – a real sun trap! Great for lazing in the sun or even alfresco dining.

Outside

The front of the property is approached off Valley Road with a hard standing area used for parking for 2 cars, gated access to the front of the property which is laid with large paving slabs with a side covered store area. There is a small side area off the side path for further storage, side raised planted flower bed, steps up to gravelled terrace, further steps up to a second larger gravelled terrace with views over the valley, roped boundary fencing.

Services – private drainage, private water supply (shared with next door), electricity, phone line.

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