

CORNWALL ESTATES

PADSTOW



PORTHCOTHAN MILL, PORTHCOTHAN, PL28 8LN

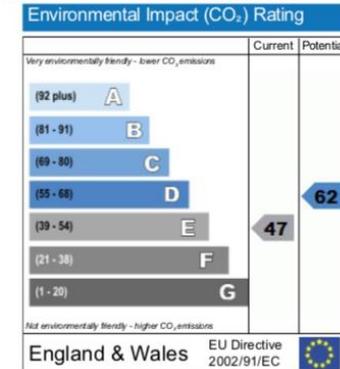
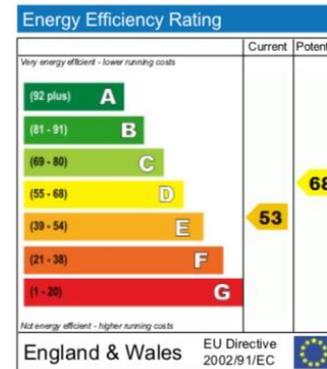
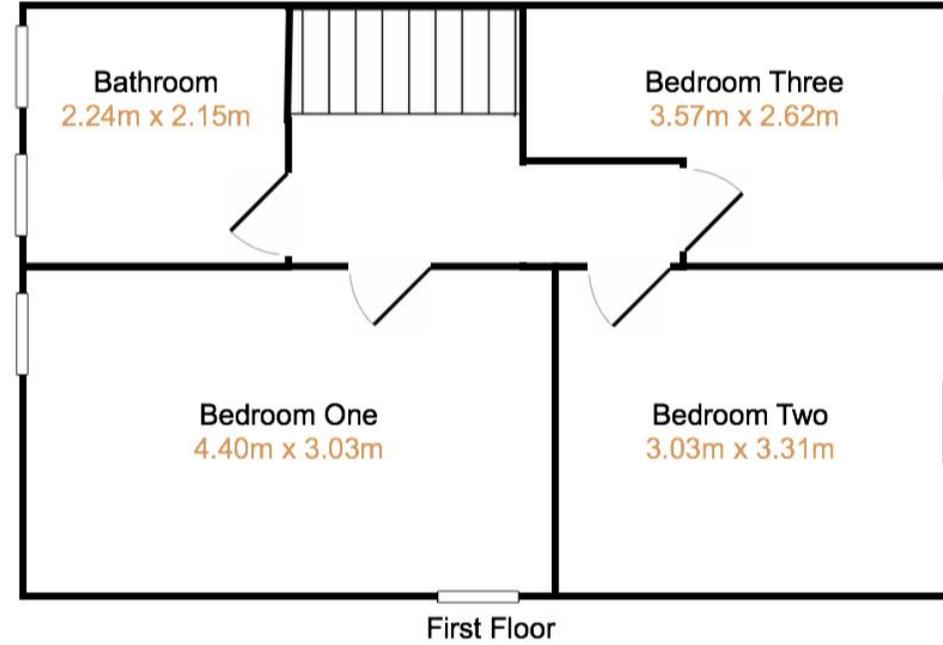
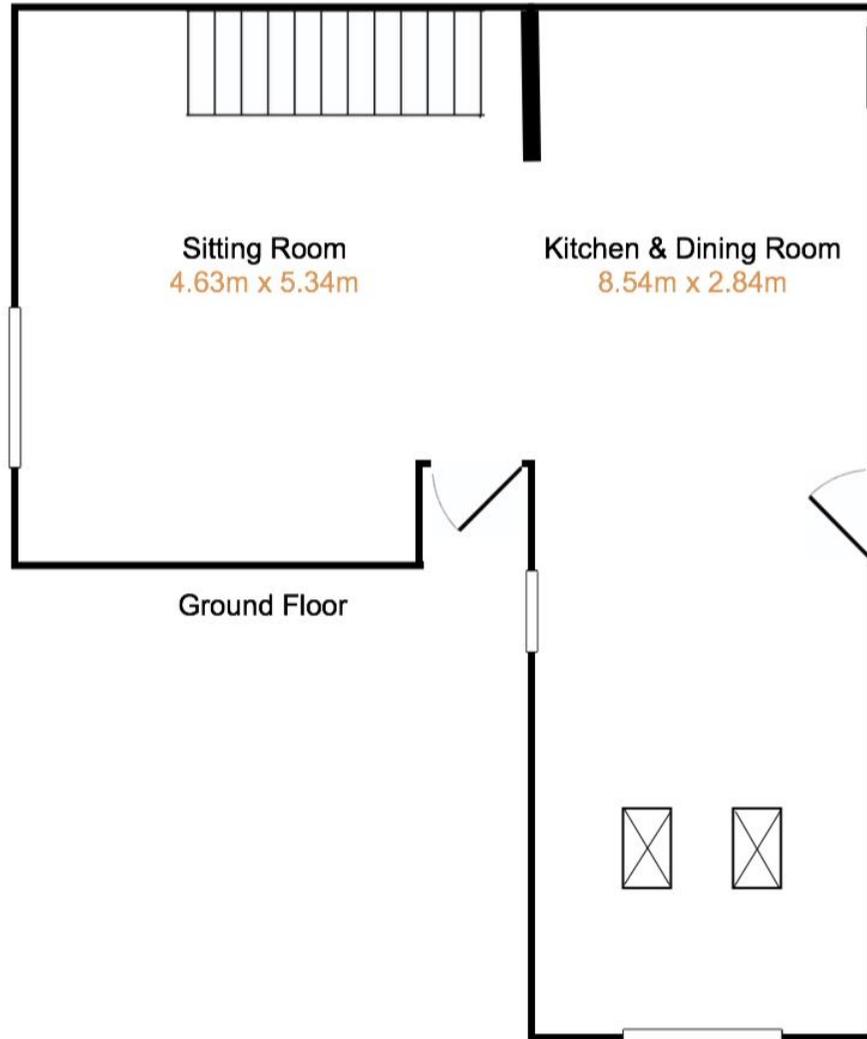
Semi-detached character cottage reputed to be the oldest in the hamlet, set in extensive and tranquil gardens within a short walk of the beach.

OIRO £450,000
FREEHOLD

- BEAUTIFUL STONE COTTAGE
- DATING BACK TO 1597
- EXTENSIVE GARDENS
- STREAM BOUNDARY
- PATHWAY TO BEACH
- OUTBUILDING
- THREE BEDROOMS
- OPEN PLAN LIVING
- AMPLE PARKING



FLOORPLAN



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THE PROPERTY

Porthcothan Mill is a beautiful building, the original water mill reputed to be the oldest building in the hamlet, dating back to 1597. Set at the end of a no-through lane and surrounded by extensive gardens, Porthcothan Mill retains a wealth of character features which must be viewed to be fully appreciated, with views up the valley and pathway leading to the beach.

Internally the cottage offers open plan living on the ground floor, with a sitting room opening to the spacious kitchen/diner. On the first floor are three bedrooms and a bathroom. Outside a detached outbuilding serves as the utility room, with plumbing & power. Subject to the requisite permissions, there is scope to convert this building. The gardens comprise mainly a level lawned garden with a walkway bridge leading to an island bound by the stream which runs to Porthcothan beach. A five bar gate opens to the circular parking area with plenty of room for turning and parking several cars. A truly beautiful position and tranquil environment and an opportunity to purchase this historic building suitable for both permanent or holiday home buyers.



ACCOMMODATION

ENTRANCE

Front entrance door to;

SITTING ROOM

Log burning stove, radiator, tiled flooring, window to the side, recessed spotlights, shelving, built in cupboard, stairs to first floor, open plan to;

KITCHEN / DINER

A range of base & wall units, sink unit with mixer tap, tiled splashbacks, pendant lights, tiled flooring, wall mounted central heating boiler (gas), beams, door to rear, open plan to dining area with two sky lights, window to the rear, and tiled flooring.

Stairs to first floor;

LANDING

Doors to;

BEDROOM ONE

Window to the front, window to the side, radiator, beams.

BEDROOM TWO

Window to the rear, radiator.

BEDROOM THREE

Window to the rear, radiator.

BATHROOM

Shower enclosure, panelled bath, low level WC, pedestal wash hand basin, windows to the side. Beams, wooden flooring.

OUTSIDE

As you approach Porthcothan Mill a five bar gate gives access to the circular driveway with ample parking and turning space. The large, level lawned garden sits to the west of the cottage with established trees and bridge walkway to an island garden which is bounded by the stream which runs to Porthcothan Beach.

OUTBUILDINGS

3.m x 3m. A useful outbuilding with plumbing for shower and WC, plumbing for automatic washing machine, power & light. Timber store.

SERVICES

Mains gas, water, electricity, private drainage.





LOCATION

Porthcothan Bay is a most sought after area positioned on the coast road between Padstow & Newquay. The hamlet offers a pub & restaurant, plus grocery store by the beach. The harbour town of Padstow is just five miles distant, and the lively village of St Merryn with amenities to include pubs, restaurants and grocery stores, is approximately two miles away. Within a few miles are several other sandy beaches including Constantine Bay, Treyarnon Bay and Mawgan Porth.

Beaches

Located within a short walk of Porthcothan Beach
Within 5 minutes of Harlyn, Treyarnon and
Constantine Bay

Travel

Bus links available on the road
9 miles to Newquay Airport
18 miles to Bodmin Parkway

Amenities

5 minute drive to St Merryn
10 minute drive to a supermarket
5 minute drive to St Merryn Primary School
10 miles to Wadebridge Secondary School
10 minute drive to Padstow Doctors Surgery
18 miles to Bodmin Hospital



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