



Tolcarnwartha Cottage Porkellis, TR13 0HX

£565,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

Tolcarnwartha Cottage

- FOUR BEDROOM DETACHED COTTAGE
- PEACEFUL RURAL SETTING
- ENVIABLE OUTLOOK ACROSS THE VALLEY TO SURROUNDING COUNTRYSIDE
- WEALTH OF CHARACTER
- BALCONY WITH STUNNING VIEWS
- GARDENS & PARKING
- FREEHOLD
- COUNCIL TAX D
- EPC E45

A delightful four bedroom detached character cottage situated in a peaceful rural setting with an enviable outlook across the valley to surrounding countryside.

Beautifully presented throughout this stone fronted cottage is reputed to date back to circa 1850 and the character and wealth of period features certainly lend credence to that.

Approached along a quiet country lane and located on the periphery of the rural village of Porkellis and hamlet of Burras, the cottage is conveniently situated to enjoy the benefits of rural living, whilst being relatively accessible for the arterial A30 road and mainline railway links.

A striking bespoke Gothic style front door opens into an impressive open plan lounge and dining room with exposed beams, solid wood floors, deep window seats with traditional shutters and two fabulous fireplaces. One handsome local stone Inglenook fireplace plays host to a wood burning stove, whilst the other has a decorative Rayburn, both providing focal points for each end of the room. A perfect place to sit and relax and enjoy cosy nights in during colder months.

Beyond this is a well equipped country kitchen that has been thoughtfully conceived and has an appealing range of cabinetry that blends practicality with style and is complemented by exposed stonework and a dual aspect to the side and rear gardens.

A real highlight of the cottage is the impressive master bedroom suite complete with vaulted ceiling, exposed beams and French doors which open invitingly into a balcony enjoying stunning rural views across the valley. These are complemented by a well appointed en suite shower room and a dressing area. There are three further bedrooms, two being comfortable doubles with a lovely rural outlook and one having a useful and well presented en suite shower room. The family bathroom is beautifully appointed with a part vaulted ceiling, skylight and a modern suite.







Outside, the property enjoys a lovely sunny aspect in a quiet rural setting with views across open fields to the countryside beyond. The front garden is beautifully tended, featuring a neat lawn, a pond and several inviting spots in which to sit, relax and soak up the best of country life. Mature planting and open views across the valley create a sense of space and serenity, while the rear garden offers further patio areas ideal for sitting out in the late afternoon and early evening sunshine.

Off road parking is provided for vehicles whilst a useful basement area satisfies practicalities of storage.

Delightfully tucked away and offering a true "off the beaten track" feel this country cottage is sure to appeal to discerning buyers and a viewing is wholeheartedly recommended.

The accommodation in brief comprises an entrance porch, open plan lounge & dining room, kitchen, four bedrooms (two en-suite) and a family bathroom. The cottage benefits from air source heating, some double glazing and, we are advised, FTTTP Broadband.

Porkellis is a lovely rural hamlet convenient for the towns of Helston and Falmouth with all the amenities they have to offer. The Star Inn in Porkellis is a well regarded pub whilst primary schools are available in the neighbouring hamlets of Halwin and Wendron. Stithians Reservoir and Water Sports Centre are located approximately four miles away. There are a wealth of footpaths and bridleways moments away from the property whilst the National Trust owned Porkellis Moor is nearby. Secondary education can be found both in the towns of Helston and Falmouth while the latter also has a university campus.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

ENTRANCE DOOR TO

OPEN PLAN LOUNGE / DINING ROOM 31'4" x 13'5" (inc fireplaces) (9.55m x 4.09m)

This open plan room is light filled and full of character with exposed wall timbers, solid wood flooring and three windows with bespoke shutters to the front aspect.

LOUNGE AREA

The focal point of the room is a magnificent Inglenook fireplace with a slate hearth housing a wood burning stove with attractive slate display shelves to the side. There is a cupboard with shelf, a window seat, an exposed beam and pendant lighting.

DINING ROOM AREA

With decorative stone fireplace with slate hearth housing a Rayburn (not in working order), alcove shelving, wood panelling, a window seat, pendant lighting and attractive exposed stonework. Cupboard with hanging rail and electric consumer unit. Opening to.

KITCHEN 16'2 x 7'5 (max) 16'2" x 7'5" (max) (4.93m x 2.26m (max))

A well appointed country cottage kitchen with wood effect working top surfaces incorporating a one and a half bowl ceramic sink with drainer and Swan's neck mixer tap over and a Hotpoint electric hob with hood over. There are a pleasing range of fitted base cupboards and drawers with matching wall units and display shelves. Space is provided for a fridge / freezer whilst there is an integrated electric oven. The room is enhanced by exposed stonework, tiling to the floor, spotlighting, a feature window to the side aspect and painted white beams. There is a window to the rear garden, pistachio tiled up-stands and partially tiled walls, an opening to the staircase and to

SIDE ENTRANCE PORCH

Having a part vaulted ceiling, coat hanging rail, authentic stone floor, window to rear and feature window to the side aspect.

A staircase with exposed stonework, Velux skylight and attractive balustrade rises to the first floor.

FIRST FLOOR

LANDING

With recessed spotlighting and doors off to the family bathroom and all four bedrooms.

BATHROOM

Having a part vaulted ceiling with Velux skylight and a fitted suite comprising a low level w.c, wash handbasin set within a vanity unit with cupboard and drawers under and a panelled bath with tiled surround and a shower hose attachment. There is a mirrored medicine cabinet with light, a chrome ladder style towel rail, an extractor, slate style flooring and contemporary feature tiling to some walls. There is also spotlighting, a down-flow heater, an airing cupboard with useful storage, a further elevated storage cupboard and a recessed display shelf.

BEDROOM ONE (EN SUITE) 11'4" x 10'2" (plus door recess) (3.45m x 3.10m (plus door recess))

A comfortable double bedroom enhanced by white wood stained flooring and white painted stonework. There are cupboards with hanging rail and shelving, a loft hatch to the roof space and a window with exposed stonework enjoying a rural outlook.

EN SUITE

A part vaulted room with Velux skylight and a nicely appointed suite with a low level w.c, a wash handbasin with mixer tap over and vanity cupboard under and a tiled corner shower cubicle with an electric shower. There is a chrome ladder style towel rail, a recessed display shelf, a down-flow heater, an extractor, slate effect tiling to the floor, some contemporary metro' style tiling and a window to the side aspect with an open rural outlook across the valley.

BEDROOM TWO 9'1" x 5'3" (2.77m x 1.60m)

With window to front aspect and interior glazed 'cubed' feature window.

BEDROOM THREE 9'8" x 8'7" (2.95m x 2.62m)

With decorative stone fireplace, feature high level shelf and window with shutter to front aspect.

BEDROOM FOUR (EN SUITE) 19'6" x 15'8" (5.94m x 4.78m)

An impressive triple aspect bedroom suite with a vaulted ceiling, exposed beams, a Velux skylight and French doors with glazed side panels that open invitingly to a decked balcony and a lovely outlook across the front garden to the fields and valley beyond. There is a spotlighting arrangement and a composite door to the side of the cottage.





Archway to

DRESSING AREA 7'7" x 6'8" (2.31m x 2.03m)

With Velux skylight, recessed lighting, loft hatch to roof void and a door to the landing .

EN SUITE

Comprising a generous walk in tiled shower cubicle with curved shower doors and an electric shower, a low level w.c with a concealed cistern and a bespoke wash handbasin with curved vanity cupboard under. There is tiling to the floor, a down-flow heater, a glazed 'cubed' internal feature window, an extractor, a window to the rear aspect and a door to a cupboard with shelf and spaces for a washing machine and tumble dryer.

OUTSIDE

Approached along a pleasant rural lane, granite posts stand alongside the entrance to the stone chipped off road parking area with an adjacent shed, log store and outside tap. Beyond this a picket gate opens into a lovely country cottage garden with a neatly tended lawn, nicely enclosed by low stone walling and enjoying a sunny aspect.

Steps ascend to a raised sun patio and pond which, in turn, opens into a sheltered garden enjoying good degrees of privacy and bordered by mature trees and shrubs and laid with loose chippings. A pathway continues past the door for the master bedroom suite on to a raised sun terrace area.

The rear garden has been designed with ease of maintenance in mind with raised sun terraces ensuring that the rays of the sun can be enjoyed later on in the day. These are complemented by mature raised beds housing established plants and shrubs and enjoying good degrees of privacy. A side pathway runs around to the rear of the property and leads to a useful basement storage area (with limited headroom) with power and light.

SERVICES

Mains electricity, water. Private drainage.

AGENTS NOTE ONE

We are advised that the cottage has private drainage by way of a septic tank.

AGENTS NOTE TWO

Our owner advises us that the cottage benefits from Full Fibre Broadband to the premises (FTTP)

ANTI-MONEY LAUNDERING

We are required by law to ask all purchasers for verified ID prior to instructing a sale

COUNCIL TAX

Council Tax Band D.

WHAT3WORDS

demotion.baking.humans

MOBILE AND BROADBAND

To check the broadband coverage for this property please visit -

<https://www.openreach.com/fibre-broadband>

To check the mobile phone coverage please visit -

<https://checker.ofcom.org.uk/>

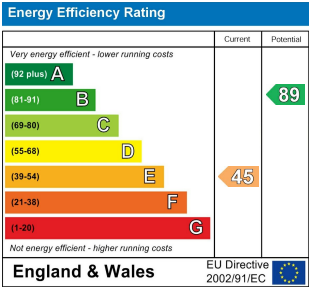
PROOF OF FINANCE - PURCHASERS

Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

DATE DETAILS PREPARED.

22nd April 2026.





These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.



Christophers Estate Agents

5 Wendron Street, Helston, TR13 8PT

01326 565566 | property@christophers.uk.com | christophers.uk.com

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