



The Beach House Porthallow, TR12 6PW

£265,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

The Beach House

- DOUBLE FRONTED, DETACHED COTTAGE
- LOCATED JUST MOMENTS FROM PORTHALLOW BEACH
- FANTASTIC INGLENOOK FIREPLACE
- CURRENTLY OPERATING AS A SUCCESSFUL HOLIDAY LET
- INFORMAL PARKING TO THE FRONT OF THE COTTAGE
- NESTLED IN THE HEART OF A CHARMING COASTAL VILLAGE
- FREEHOLD
- COUNCIL TAX – EXEMPT BUSINESS
- EPC F-22

'The Beach House' is a double fronted, detached, three bedroom period cottage nestled in the heart of the charming coastal village of Porthallow Cove. As its name implies the residence is enviably located just moments from Porthallow Beach and the sheltered waters of the cove which are a haven for boating, kayaking and swimming.

Reputedly dating back to the 18th Century, the cottage has retained its abundant charm with particular highlights including white beamed ceilings, window seats and a fantastic Inglenook fireplace. With an impressive timber lintel, bread oven, striking local stone surround and a wood burning stove, this would seem the perfect place in which to relax and unwind.

These are complemented by a well equipped, shaker style, modern fitted kitchen, a luxuriously appointed bathroom with corner bath and under floor heating and three bedrooms (master en suite).

Currently operating as a successful holiday let, The Beach House could appeal to those seeking a viable holiday let investment or a bolthole in which to escape from the pressures of everyday life.

The accommodation, in brief, comprises an open plan lounge / kitchen / dining room, utility area, bathroom and three bedrooms (master ensuite). There is a service yard to the rear and informal parking to the front of the cottage.







Once home to the pilchard industry, Porthallow is situated on the sheltered eastern side of The Lizard Peninsula and is situated within an area of outstanding natural beauty. There is a pleasant shingle beach with coastal views out across Falmouth Bay towards the Roseland Peninsula beyond. The village is situated at the half way point of the South West Coast Path from where one can enjoy a walk to Nare Point and the mouth of Gillan Creek beyond.

The village of St Keverne lies approximately two miles away and boasts an active community with a good range of clubs, societies and organisations, having a good selection of local shops which cater for everyday needs, two public houses, a health centre, church and primary school.

A short drive away are the majestic and renowned sailing waters of the Helford River. Helford is set in an area of outstanding natural beauty and lush countryside. For the sailing enthusiast the area offers excellent facilities and opportunities for exploring the many beautiful wooded creeks including Frenchman's Creek, immortalised by Daphne Du-Maurier in the novel by the same name.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

OPEN PORCH

With tiled floor and part glazed door to -

OPEN PLAN LOUNGE/KITCHEN/DINING ROOM 23'4 x 11'9 (plus fireplace) (7.11m x 3.58m (plus fireplace))

Large open plan living space with white beamed ceiling, window seats and a tiled floor

KITCHEN/DINING AREA

Nicely appointed with an attractive shaker style fitted kitchen with beech effect working top surfaces incorporating a stainless steel sink with drainer, mixer tap over and an electric hob with hood over. There are a useful range of cupboards and base units with matching wall units over, attractive tiled splashbacks, under counter lighting and a spotlighting arrangement. Integrated appliances include a fridge and an electric oven. There is a wall mounted electric heater, window with outlook to front aspect, a door to the utility area and a rear service door.

LOUNGE AREA

With a magnificent Inglenook fireplace with timber lintel, bread oven and local stone surround playing host to a wood burning stove. There is a spotlight arrangement, a window to the front aspect and a door to -

BEDROOM ONE 10'2 x 6'1 (3.10m x 1.85m)

With wall mounted electric heater, open wardrobe with hanging rail and window to side aspect.

UTILITY AREA

With steps down to a handy utility area with a local stone floor, a storage cupboard and the electric consumer unit. Spaces are provided for a washing machine, dishwasher and a freezer. Service door to rear yard.

BATHROOM

Beautifully appointed suite comprising a low-level w.c, wall mounted wash hand basin with mixer tap and feature mirror over, a generous corner bath with seat, shower attachment and electric shower. Attractive stone under floor heating, vaulted ceiling with skylight, electric down flow heater, obscure glazed window to rear and a spotlighting arrangement. There is attractive tiling to part of the walls and a door to the cupboard housing the hot water cylinder.

An attractive wooden staircase turns and ascends to the first floor.

FIRST FLOOR

LANDING

With recessed spotlighting and doors to bedrooms two and three.

BEDROOM TWO 11'7 x 11'2 (inc en suite shower) (3.53m x 3.40m (inc en suite shower))

Double bedroom with dual aspect, wall mounted electric heater, bespoke door to built-in wardrobe with hanging rail and loft hatch to roof space. Window to front with outlook towards village and window to side aspect with outlook towards Porthallow beach and the open sea beyond. Door to -

SHOWER ROOM

Having a suite comprising a low-level w.c, a pedestal wash handbasin and a shower cubicle with an electric shower and tiled walls. There is wood effect vinyl flooring, recessed alcove storage, an extractor fan, recessed spotlighting, a display shelf, a heated towel rail and a window to the side aspect with views to Porthallow Beach and Falmouth Bay beyond.

BEDROOM THREE 11'8 x 11'2 (3.56m x 3.40m)

Double bedroom with built-in wardrobe and hanging rail, wall mounted electric heater and a window to the front aspect.

OUTSIDE

A pathway runs along the rear of the property to the service yard, providing a storage area for recycling and refuse bins. Service door to utility area.

SERVICES

Mains water, electricity, and drainage.

AGENTS NOTE ONE

We are informed that, during their period of ownership, the owners of the property have informally parked their vehicle adjacent to the front of the property.





AGENTS NOTE TWO

The Beach House currently operates as a successful holiday let and is looked after by Cornish Cottages.

AGENTS NOTE THREE

We are advised that the property suffered minor flooding downstairs in 2018. Since then the owners have had flood prevention measures installed which have worked successfully. Further details are available upon request.

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/>

VIEWING

To view this property, or any other property we are offering for sale, simply call the number on the reverse of these details.

COUNCIL TAX BAND

N/A as the property is currently a holiday let.

DIRECTIONS

On leaving Helston proceed along the A3083 towards The Lizard. Just past Cudrose take the left hand turning at the roundabout and follow the B3293 heading towards Coverack/St.Keverne. Continue along this road and take the turning right at the next mini-roundabout signposted St.Keverne. Follow the road into St. Keverne and as you come to the square turn left going past The White Hart Public House and immediately left again. Follow this road down into Laddenvean and proceed along the road out of St.Keverne following the signs for Porthallow. Descend into Porthallow village towards the beach, where the property can be found after a short distance on the right hand side next to the red phone box.

ANTI-MONEY LAUNDERING

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

PROOF OF FINANCE - PURCHASERS

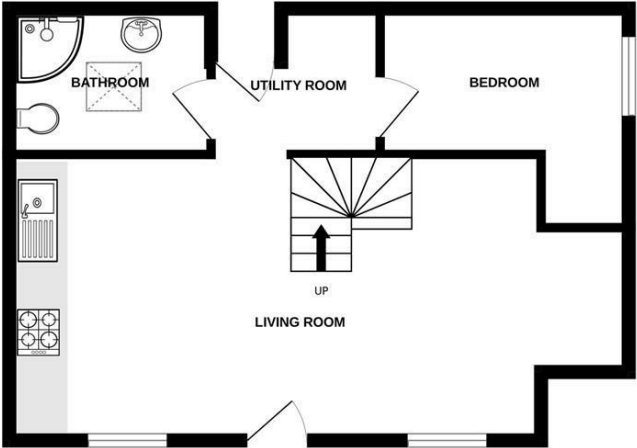
Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

DATE DETAILS PREPARED.

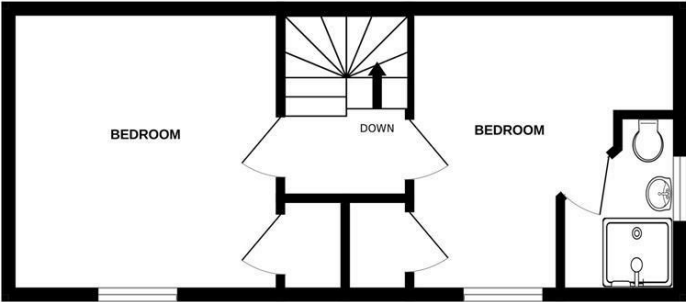
2 April 2025



GROUND FLOOR
449 sq.ft. (41.7 sq.m.) approx.



1ST FLOOR
335 sq.ft. (31.1 sq.m.) approx.



TOTAL FLOOR AREA : 784 sq.ft. (72.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		22
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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