



'Boskernyk', Eastcliff, Porthtowan, North Coast.

£249,950

One of the last un- developed properties along Eastcliff – a part converted and extended 1924 'Dennis Motor Coach' now providing a super one bed character home with glorious valley and sea views towards St Ives set in established gardens with outhouse and modern detached garage. An unusual and fascinating opportunity!

- Detached character home
- Lovely valley and sea views
- Private gardens
- Stunning coastal location
- Development opportunity
- Great investment

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Boskernyk Eastcliff Porthtowan TR4 8AN

The Area

Porthtowan is a coastal village on the North Cornish Coast where it is known for its wide soft white sands and dunes and is a 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 city of Truro is about nine miles distant and is well known for its good range of shopping and commercial facilities, including banks, building societies, shops, schools, public houses and restaurants. There is a main line link to Paddington, London.

The Property

An opportunity to purchase one of the last undeveloped properties on Eastcliff, Porthtowan. This is one of a small community of South West facing properties which boast stunning views down the North Cornish coast towards Godrevy Light House and St Ives. Originally constructed around a 1926 Motor Coach, it is a chalet style property which has been improved and extended by the current owners. Although used as a family home, the property would make an ideal holiday home or retreat.

Although no planning permission has been applied for to redevelop the property, meetings with the County planners have suggested that a larger property could be developed on the site, subject to normal planning conditions. The property itself is in good decorative order throughout and benefits from double glazing, heating, enclosed gardens and superb sea and coastal views. Due to its chalet style construction, the property is believed to be un-mortgagable and therefore is available to cash buyers.

The Accommodation

Door to:

Entrance

Quarry tiled floor, radiator, cupboard, doors to:

Sitting room 'L' Shaped 21'2 x 8'4 overall

This room is the old motor coach and so has limited headroom but extends into a second sitting area with normal head room, laminate wood effect flooring, original arched timber ceiling, windows to the side, open plan through to:

Second sitting room area 11'2 x 8

Wood effect flooring, window to side and front, doors to Balcony, super sea views towards St Ives in the distance.

Kitchen & Conservatory Diner 18'10 x 12'10 max

Fitted kitchen with cream wood fronted units with attractive tiled walls and roll top work surfaces, appliances included: 5 ring gas hob, electric oven and grill, space for fridge/freezer and washing machine, quarry tiled floor, steps into:

Dining Conservatory 11'2 x 11'2 max,

A lovely room with brilliant natural light having a vaulted glazed roof and windows overlooking the valley and gardens, slate effect floor, multi fuel burner. Door from kitchen to:

Shower room

Electric wall mounted shower, tiled surrounds, heated towel rail, door to:

Bedroom 1 11 x 7'2

Double glazed window to front views over valley, built in wardrobe area, window to side, and radiator.

Gardens

There is a gate with path leading to the front door, pathway to the rear, small wood shed, steps down to sunny south facing gardens with lovely views over the valley and out to sea towards St Ives, fencing and hedging boundaries with flowering shrubs and plants including Dracaena, Useful **basement store room** with power. **Timber outhouse 12 x 9'10** – power and light, used as a workshop, **Greenhouse** – aluminium and glazed.

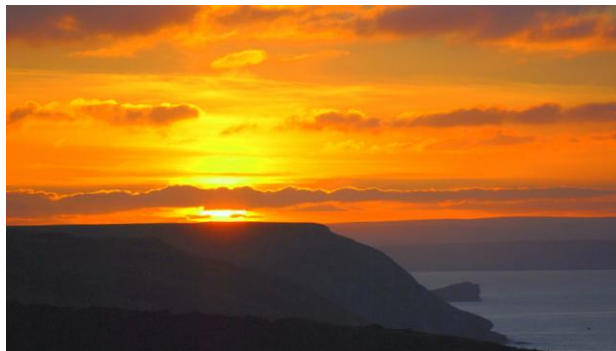
Detached Garage 15'4 x 9'2

Block constructed with concrete floor, lights, double wooden doors, access from the lower track.

Services – mains water, mains drainage, electricity.

Viewing strictly by appointment 01872 56164

Pictured below is a beautiful sunset towards St Ives taken with a zoom lens from the balcony in summer time.



P568 Printed by Ravensworth 01670 713330

Pure Cornwall has not tested any apparatus, equipment fixtures and fittings or any services and cannot verify that they are in working order or fit for purpose. Prospective purchasers are advised to obtain their own independent reports from relevant professionals such as a surveyor or solicitor. Pure Cornwall advises buyers to make their own enquiries as to the tenure. All measurements and room descriptions are for general guide purposes only and buyers should verify information provided before purchasing furniture, fittings, carpets or appliances.