

ferguson young

YOUR LOCAL INDEPENDENT ESTATE AGENTS

£575,000 FREEHOLD

Porthtowan, TR4 8UB



- THREE DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- TWO ATTIC ROOMS
- COASTAL VILLAGE
- NO ONWARD CHAIN
- PARKING FOR NUMEROUS VEHICLES
- WELL MAINTAINED GARDEN
- IDEAL FAMILY HOME

A Detached Three Bedroom Bungalow with Two Reception Rooms and two Attic Rooms on the outskirts of the coastal village of Porthtowan with its extensive sandy beach popular with families and surfers alike. The bungalow sits in a good sized plot with ample parking for numerous vehicles and well maintained gardens. The property is heated by oil fired central heating and is double glazed. The accommodation briefly comprises of :- Entrance Hall, Kitchen, Lounge, Dining Room, Three Ground Floor bedrooms, Bathroom and separate WC and to the first floor Two good sized attic rooms and an extensive eaves storage area. There is a detached single garage and gravelled driveway parking. The gardens surround the property and have a good range of shrubs, flowers, trees and climbers. There is a formal lawned area with seating area and there is a substantial greenhouse with the boiler room attached. There is an additional piece of ground adjacent to the access lane which is owned by the property. EPC: F. Council Tax Band TBC



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Approached via gated access to the gravelled driveway leading to steps up to a recessed porch with UPVC door opening to:-

ENTRANCE HALL

There are doors to all ground floor rooms, built in airing cupboard and a radiator.

LOUNGE

19'5" x 0'0" (5.92m x 0.00m)

A spacious, light and airy reception room with double opening patio doors to a covered veranda giving access to the gardens, feature fireplace with electric fire, decorative ceiling rose, two double glazed windows and one double glazed porthole window, radiator and door to:-

DINING ROOM

11'4" x 11'4" (3.45m x 3.45m)

A good sized second reception room with a large double glazed window overlooking the gardens and a double glazed porthole window. Door to:-

KITCHEN

13'6" x 9'0" (4.11m x 2.74m)

A well-proportioned kitchen with a range of eye level and base units, Oil Fired AGA, space for an electric cooker, space for a washing machine, single bowl stainless steel sink with two side drainers, tiled splashbacks, space for an upright fridge freezer, built in larder cupboard and a door to the attic stairs.

BEDROOM ONE

16'0" into bay x 12'9" (4.88m x 3.89m)

A spacious principle bedroom with twin aspect double glazed windows, radiator and a wash hand basin.

BEDROOM TWO

12'8" x 11'3" (3.86m x 3.43m)

A generous second bedroom with a double glazed window, radiator and a wash hand basin.

BEDROOM THREE

10'1" x 9'11" (3.07m x 3.02m)

A good sized third bedroom with a double glazed window, radiator and a wash hand basin.

BATHROOM

There is a panel bath with mixer tap, wash hand basin set in a vanity unit, fully tiled walls, double glazed window, access to the airing cupboard and a loft access hatch.

SEPARATE WC

A low level flush WC, fully tiled walls, double glazed window and radiator.

FIRST FLOOR

ATTIC ROOM ONE

12'10" x 8'2" (3.91m x 2.49m)

A useful Attic room currently used as a bedroom with built in wardrobe to one wall, double glazed window and some restricted head height.

ATTIC ROOM TWO

10'5" x 8'0" (3.18m x 2.44m)

Currently utilised as an office/hobbies room with a double glazed window and radiator. Some restricted head height.

EAVES STORAGE AREA

14'9" x 7'6" (4.50m x 2.29m)

A useful storage area with a door to further eaves storage.

OUTSIDE

GARDENS

There are good sized gardens surrounding the property with a formal lawned area, seating area, shrub, flower and tree planting.

GREENHOUSE

15'0" x 14'11" (4.57m x 4.55m)

BOILER ROOM

There is a floor standing oil fired boiler, sink and a double glazed window.

TIMBER SHED

8'0" x 6'0" (2.44m x 1.83m)

GARAGE

Single sized with double opening doors to the front.

OFF ROAD PARKING

There is extensive off road parking on the gravelled driveway and parking area for numerous vehicles.

PARCEL OF LAND

There is an additional area owned by the property adjacent to the access lane and extending toward the road above.

ENERGY EFFICIENCY RATING

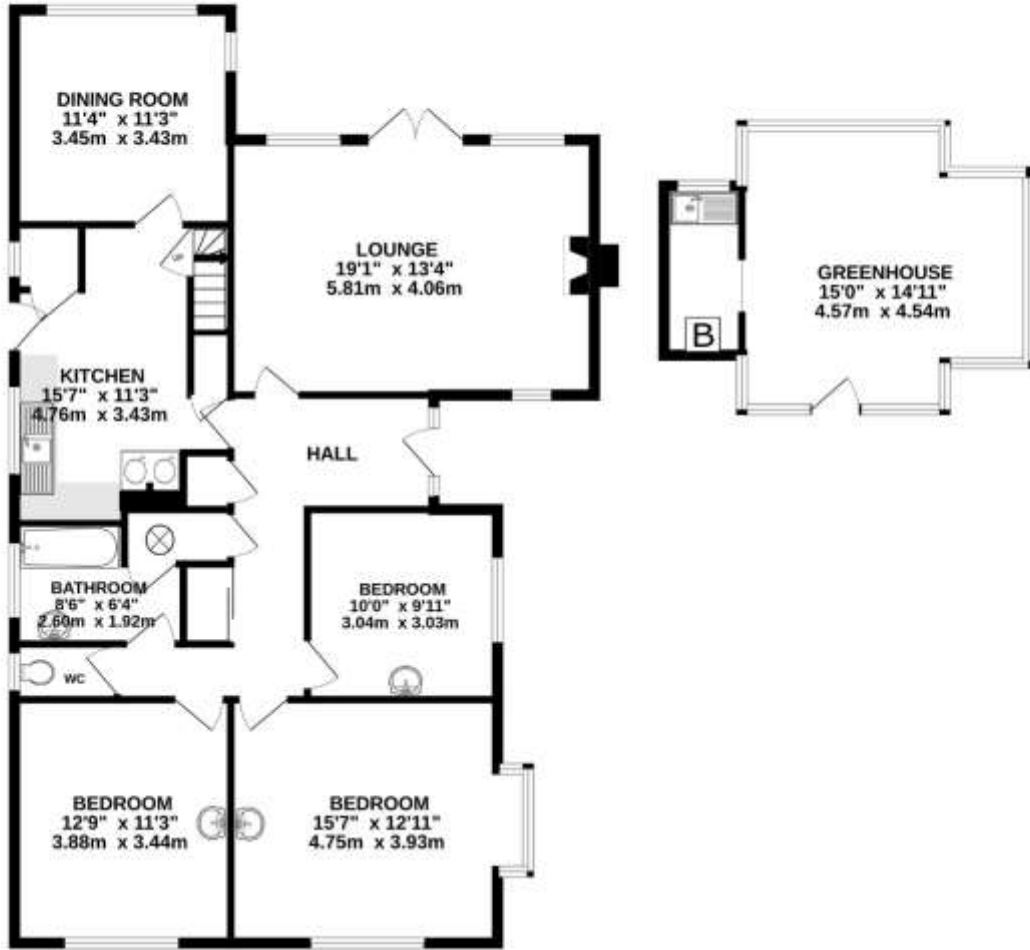
This property has been rated as E (54) with a potential rating of D (65).



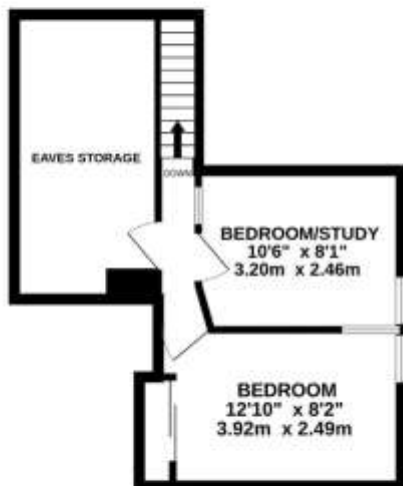
AGENTS NOTE

Mains Water, drainage and Electricity are connected to the property. The property is of block construction and has undergone a recent concrete screening test with an A1 result and is fully mortgageable in that regard. The access lane is owned fully, adjacent to the property boundary, and this property has unrestricted vehicular and pedestrian access over the rest of the lane at all times. Broadband Speeds from 17Mbps Standard and from 80Mbps Superfast (Source Ofcom). Mobile coverage is poor from all providers. Council Tax Band: TBC

GROUND FLOOR
1428 sq.ft. (132.7 sq.m.) approx.



1ST FLOOR
343 sq.ft. (31.8 sq.m.) approx.



TOTAL FLOOR AREA : 1770 sq.ft. (164.5 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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