



Cerina
Portreath





Cerina, 11 Lighthouse Hill, Portreath, Cornwall, TR16 4LH

Located on the hill above Portreath, this incredibly well-designed detached coastal retreat with far-reaching and elevated views of the sea, harbour, village was completely remodelled and renovated in 2017. This light and versatile north coast home provides low-maintenance living, parking and a garage within one of Cornwall's most desirable coastal villages.

Distances

Portreath beach and harbour – 0.5; Tehidy woods golf club – 2; Redruth (mainline rail) – 4.5; Porthtowan – 4.5; Gwithian beach – 7.5; Chapel Porth (St Agnes) – 7.5; Truro – 13.5; Cornwall Airport (Newquay) – 28

(All distances are approximate and in miles)



The location

Cerina enjoys an elevated position commanding panoramic views over the historic village of Portreath, the harbour and far out to sea with the iconic Gull Rock defining the bay. With its southerly aspect, views of the sunset are mesmerising, and they can be enjoyed from the property's terrace, hot tub, the first-floor private balcony, sunroom and luxurious principal bedrooms; the perfect end to a day on the nearby beach.

Portreath's dog-friendly beach is popular with families and the bay is a renowned surf spot. The harbour wall is one of Cornwall's most photographed coastal landmarks, particularly during storm season. The Beach Café and Atlantic Café Bar provide food and drinks with a relaxed and informal atmosphere.

As well as a surf shop, Portreath has a local supermarket, Post Office, bakery and a tearoom located within The Square. The village also has three pubs, one of which enjoys great views of the harbour and Smuggler's Cove, the smaller, sandy beach immediately to the west.

Portreath is beautifully positioned to explore so much that this section of the north Cornish coast has to offer, and country pursuits, Truro and historic villages are all within a short and often scenic drive.



The property & outside space

- Completely remodelled in 2017 following change of ownership in 2015
- Impeccably presented with superb attention to detail
- Far reaching and stunning sea views over Portreath and surrounding coastline
- Superb double aspect open plan living room with woodburner and part-vaulted ceiling and sliding doors to the full-width balcony. Contemporary kitchen with Corian tops and splashbacks. NEFF appliances (hob, oven, combi/microwave, coffee machine and dishwasher).
- Light and spacious fully glazed sunroom
- Master bedroom with extensive fitted wardrobes and sliding doors leading out to the balcony
- Barn-style sliding doors with lighting track to the family bathroom and middle bedroom
- Well-appointed family bathroom with far-reaching valley views
- Two double bedrooms enjoying far-reaching views, one with access to the side garden
- Boarded loft with ladder and light
- Stylish and luxurious open-plan guest bedroom suite / Air BnB with spacious en suite wet room and kitchen. NEFF oven and hob. Fitted fridge. Sliding doors leading to a decked terrace with glorious sea views towards Gull Rock.
- Utility room / plant room below the sun room
- Low maintenance and landscaped low maintenance gardens enjoying views of the village, valley and beach. Combination of decked terraces, sleepers and borders.
- External lighting and power
- Patio garden to the side with far-reaching views
- Storage shed



- Hot tub
- Large single garage with electric door, plumbing for washing machine and view towards the coast
- Additional utility area between the garage and guest suite

Directions

From the A30 (westbound), exit at Redruth and follow signs to Portreath and Porthtowan. Continue along the B3300 passing Cornwall Gold on your left and through the hamlet of Bridge. As you enter Portreath, continue past the school and at The Square in the centre of the village take the Lighthouse Hill turning on the right. Follow Lighthouse Hill up and around the steep bend. After a short distance, Cerina is located on the right-hand side.

What 3 Words ///retrain.smoothly.cavalier

Tenure, services and general information

Freehold. Mains water, drainage and electricity. Underfloor heating throughout. Originally built in 1970, remodelled and extended in 2017. Council Tax: Band D. Broadband: Superfast Fibre is available in the postcode.

Agent's note

The current owners have successfully holiday let the guest bedroom suite through AirBnB generating around £25,000 in 2022 so far (£31,500 expected).

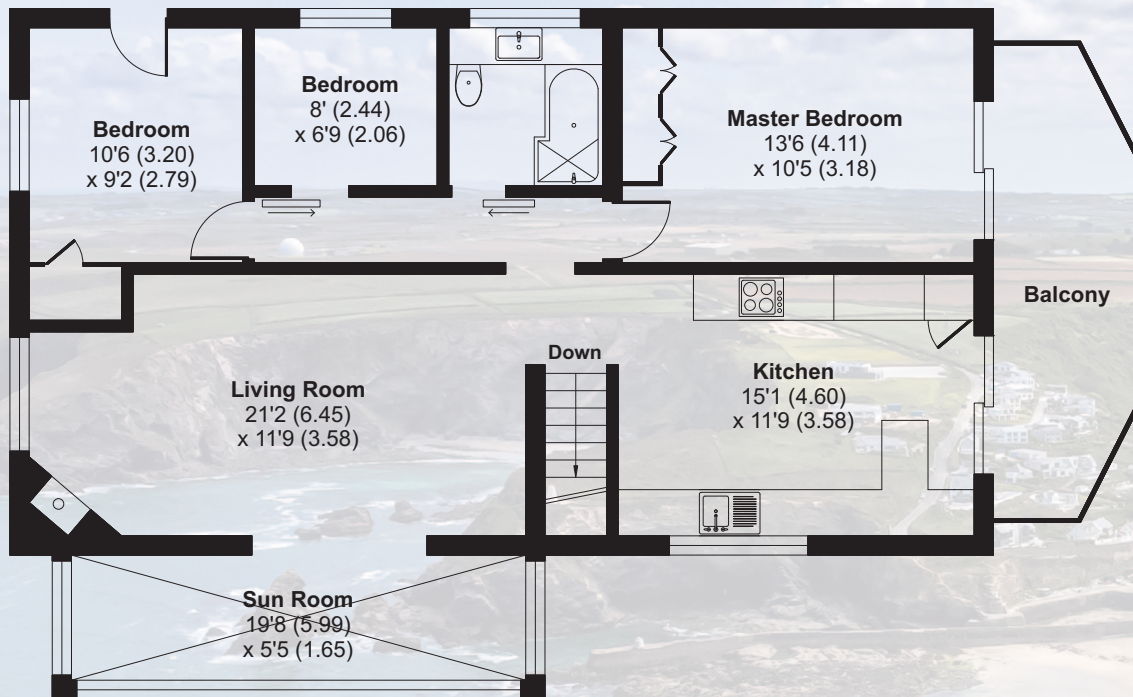


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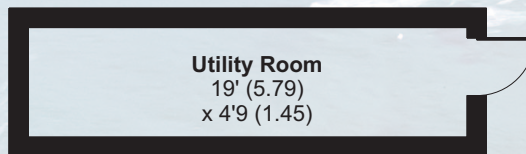
Main House = 1710 sq ft / 158.8 sq m

Total = 1800 sq ft / 167.2 sq m (includes garage & outbuildings)

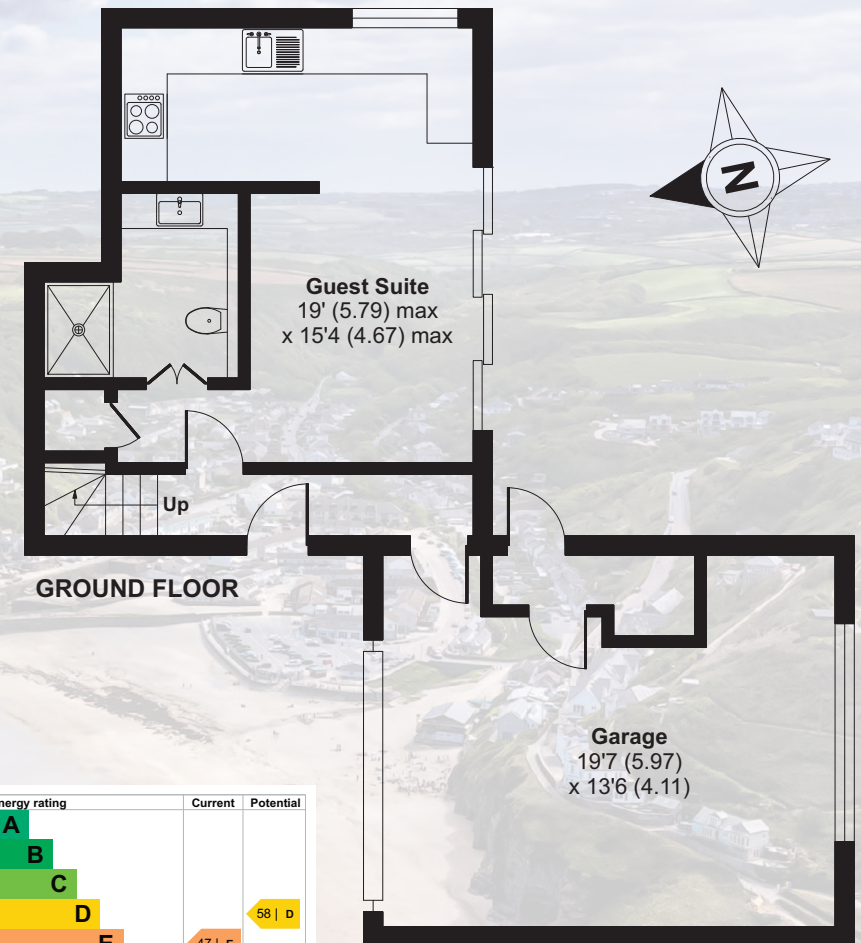
For identification only - Not to scale



FIRST FLOOR



Plant Room (beneath Sun Room)



GROUND FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		58 D
39-54	E	47 E	
21-38	F		
1-20	G		



**Certified
Property
Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©ntchecom 2022.
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FIXTURES & FITTINGS Only those fixtures and fittings mentioned specifically in the sales particulars are to be included in the sale. All others (including light fittings not mentioned, furniture, garden furniture, garden ornaments etc) are not included but may be available by separate negotiation.

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