



Harbour Heights

Portreath





Harbour Heights Glenfeadon Terrace, Portreath, TR16 4JT

Located within a completely traffic-free location and enjoying elevated views of the sea, harbour, village and valley, an incredibly well designed newly built detached coastal retreat providing a wonderful sense of space, light and optimism, all complemented by privacy and a real sense of fun.

Distances

Portreath beach and harbour – 850 yards; Tehidy woods and golf club – 1.5; Gwithian beach – 7; St Agnes – 7.5; Truro – 13; St Ives – 15.5; Cornwall Airport (Newquay) – 23.5

(All distances are approximate and in miles)

The location

Harbour Heights is situated in an elevated position commanding panoramic views over the historic village of Portreath, the inner harbour and far out to sea with the iconic Gull Rock defining the bay. With its westerly aspect, views of the sunset are mesmerising and they can be enjoyed from the property's terrace, living room and luxurious master bedroom with its free-standing bath; the perfect end to a day on the nearby beach.

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

There are two surf/beach shops located on the seafront. Portreath has a local supermarket, Post Office, bakery and a tearoom located within The Square. The village also has three pubs, one of which enjoying 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 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

- Completed in 2019
- Impeccably presented with superb attention to detail
- Far reaching and stunning sea views over Portreath and surrounding coastline
- Double height open plan living room / kitchen with bi fold doors to the terrace
- Stylish, spacious and luxurious master bedroom mezzanine with a free-standing bath, glorious sea views towards Gull Rock and en suite
- Two double bedrooms on the ground floor with high quality shower room
- Low maintenance and landscaped wrap-around gardens with a combination of sleepers, stones, decked terraces and borders
- Outdoor surfer's shower (hot & cold water)
- Decked terrace extending along the full depth of the property
- Concrete base and electricity in place for hot tub enjoying perfect privacy and far reaching sea views
- 40 year zinc roof warranty, 20 year TEK construction panel warranty, 10 year Build-Zone guarantee





Shore Recommendations

- Portreath has plenty going on to keep the family happy and entertained, and with its daily changing tides and new businesses popping up each year, the village and surrounding area provides so many opportunities for making the best of the outdoors.
- The beach is extremely popular for surfers and bodyboarders, especially along the harbour wall, due the 'Vortex' surf break, attracting everyone from beginners to British champions.
- Within a short walk of Harbour Heights you will stumble across a grocery store, hairdressers, bakery, cycle and bodyboard hire, and of course the award winning sandy beach, recommended in the Marine Conservation Society Good Beach Guide.
- Dine out or takeaway? Take your pick of three pubs, fish & chips restaurant, Chinese takeaway, cafes and beach bar, all within walking distance.
- Coastal and rural walks are plentiful around Portreath. If you're feeling adventurous, follow the North Cliff walk to Gwithian to spot the seals.
- Head to Porthtowan, just two miles away, for a sun downer at the Blue Bar on the edge of the beach. Then head to St Agnes for a cocktail and dinner at the Tap House.
- Explore further west. St Ives and Carbis Bay are within a short drive and provide the gateway to rugged west Cornwall with the stunning coastal road to Cape Cornwall via Zennor and the Gurnard's Head.

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.

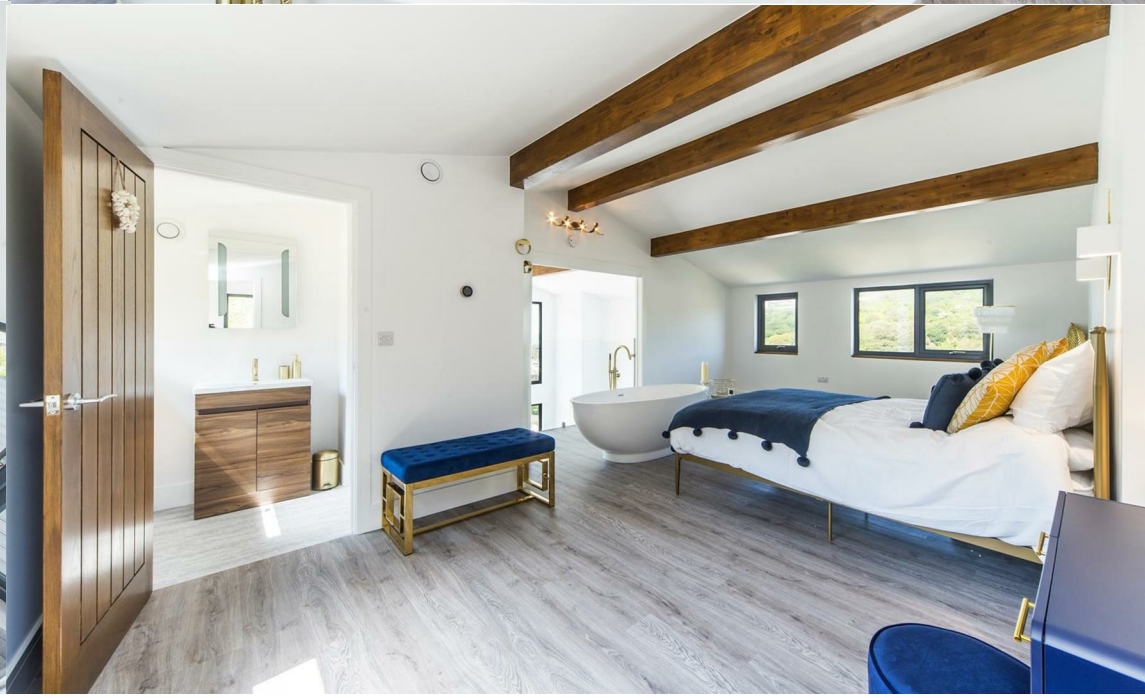
Directions

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 bear left at The Square at the centre of the village. After a short distance, turn left into Glenfeadon Terrace. Harbour Heights is located on the right-hand side, accessed via a pedestrian-only pathway.

Tenure, services & broadband

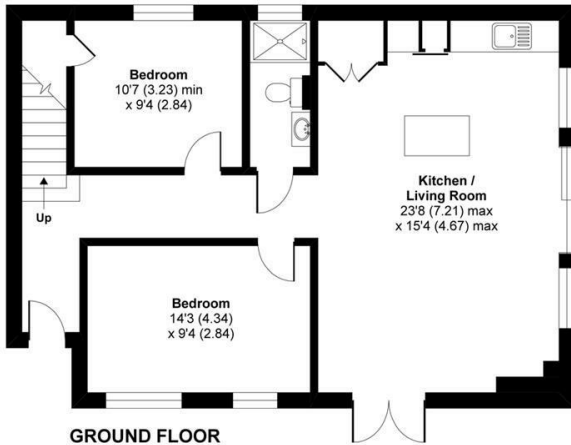
Freehold. Mains electricity, water and drainage. Air source heat exchange providing both hot water and central heating via underfloor heating throughout. Exterior lighting and provision for hot tub. Broadband: fibre optic is available in the postcode.





Harbour Heights, Portreath

Approximate Area = 1222 sq ft / 113.5 sq m (excludes void)
For identification only - Not to scale



RICS Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Shore Partnership Limited. REF: 601808



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		94
(61-81) B	82	
(49-60) C		
(35-48) D		
(22-34) E		
(9-21) F		
(1-8) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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