



STAGS

The Rectory



The Rectory

The Square, Gerrans, Portscatho, TR2 5GA

Harbour - Few hundred metres St Mawes - 4.5 miles Truro - 15 miles

- Stunning Renovated Residence
- Views To Gerrans Bay
- 2 Reception Rooms
- Kitchen/Breakfast Room
- Snug
- Study
- 4 Bedrooms (1 En-Suite)
- Delightful Part Walled Garden

Guide price £895,000

SITUATION

Enjoying views to the waters of Gerrans Bay, The Rectory is situated in a prime position only a few hundred metres from the harbour and beach.

Widely recognised as one of the most picturesque and unspoilt areas of Cornwall, The Roseland Peninsula is a captivating blend of beautiful countryside, stunning coastal scenery and idyllic river estuaries. Designated an Area of Outstanding Natural Beauty, the area boasts a number of picturesque harbour villages, perhaps the best known of which is St. Mawes on the eastern side of the Fal Estuary. Remaining one of Cornwall's most desirable and exclusive destinations, the village is centred around a small stone harbour and has its own beaches, sailing club, castle and a handful of good pubs and restaurants. From St. Mawes there is a regular passenger ferry to the town of Falmouth and also in the summer months to Place House across the Percuil River.

Gerrans and Portscatho each have an individual charm and are steeped in history. Portscatho lies in the corner of Gerrans Bay and is still an active fishing village with delightful sandy beaches. Both villages boast a wide range of local facilities including shops, restaurants and public houses.

A short drive will take you to a selection of superb family beaches with numerous sandy coves including Towan, Porthcurnick, Pendower and Carne. There is also excellent walking with miles of footpaths along picturesque riverbanks and clifftops, through beautiful woods and across secluded sandy coves and beaches.

Water sports enthusiasts will of course know the benefit of The



An outstanding Grade II Listed Period residence with views to Gerrans Bay, lovingly restored and beautifully presented





Roseland for its access to some of the finest inshore sailing waters in the country.

THE PROPERTY

Purchased from the Diocese of Truro around three years ago in a state of significant disrepair, The Rectory has been the subject of a painstaking ground up renovation to create a wonderful period home offering stylish and beautifully appointed family accommodation.

Grade II Listed and thought to date from the mid-19th century, this handsome property has restored small-paned windows and is approached to a flat-headed porch. The welcoming reception hall features stripped floorboards and an attractive staircase rising to the first floor. Off here are found the spacious bay-fronted sitting room complete with wood-burning stove and the dining room from where glass panelled oak doors open to the kitchen. A superb family kitchen/ breakfast room, there is a wide bay window overlooking the rear garden together with a range of framed Shaker style units with chunky oak work surface. Appliances include an integrated dishwasher and a gas range. Throughout this room is a limestone floor. The ground floor is completed with a study, rear lobby, cloakroom and separate WC.

Rising to the first floor, there is a light and airy split-level galleried landing off which are found the snug with sea views and four bedrooms, all beautifully presented, and the master having a contemporary en-suite. The family bathroom is, again, stylishly appointed with white sanitaryware including an oval washbasin on an oak wash-stand.

OUTSIDE

To the rear of the property is a truly delightful south-facing garden. Principally laid to lawn and thoughtfully landscaped, this area is partially walled with mature flower and shrub borders. Sub-divided by a central archway the garden enjoys views to the sea and coast and includes a paved sun terrace that is gently shaded by a Fig tree.

Opening onto the sun terrace is a light-filled Garden Room with wide bi-folding doors and from here there is direct access into the Garage with a Utility Area and Separate WC. To the side of the property is a chipped driveway whilst directly to the front and approached over granite steps is a small low walled terrace.

VIEWING

Strictly and only by prior appointment with Stags Truro office on 01872 264488

DIRECTIONS

Proceed to Gerrans and just after the Church, turn left to Portscatho. The Rectory will be found on the right after a short distance.

SERVICES

Mains water and electricity. Oil fired central heating to period style radiators. LPG for oven hob.





These particulars are a guide only and should not be relied upon for any purpose.



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