



Bond
Oxborough
Phillips

Changing Lifestyles

Carnothan
Porthcothan
PL28 8LN



BRITISH
PROPERTY
AWARDS

2023

★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN WADEBRIDGE
& ROCK



Guide Price - £1,100,000



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01208 814055

Carncothan, Porthcothan, PL28 8LN



A Rare Coastal Opportunity in One of North Cornwall's Most Sought-After Beach Locations

- Substantial 5-bedroom detached property
- Set on a private, level 0.55-acre plot
- Plot divided into two separate parcels
- Sea views from multiple rooms and garden
- Short walk to Porthcothan Bay beach and coastal path
- Ideal for family living, second home, or investment
- Excellent development or refurbishment opportunity (STP)
- Detached 570 sq ft outbuilding with conversion potential
- Sought After Coastal Location
- Chain Free!
- Dual entrances for flexible access
- Council Banding - G
- EPC - TBC

An exceptional and increasingly rare opportunity to acquire a substantial five-bedroom detached home set in the highly sought-after coastal village of Porthcothan. Positioned on an expansive 0.55-acre plot, the property is divided into two parcels of land, offering exciting potential for reconfiguration, further development (subject to planning), or simply enjoying the generous outdoor space.

The main residence extends to approximately 2,200 sq ft and is arranged over two floors, offering generous proportions throughout, with the added benefit of sea views from various aspects of the property.

Upon entering, a central hallway leads to a separate kitchen, spacious living and dining room, and a sun room extension that captures views across the village and out towards the ocean. Also on the ground floor is a versatile reception room, a utility room, a ground floor bathroom, and ample storage throughout. The layout provides a well-balanced flow of space, perfect for family living or entertaining.

Upstairs, you'll find five well-proportioned double bedrooms, a family bathroom, and a master bedroom with en-suite. The central landing adds to the sense of light and space, with upper-level windows again offering elevated views towards the coastline.

The property requires modernisation, offering a wonderful opportunity to upgrade and personalise the space to suit a variety of lifestyle needs.

The external setting of Carncothan is just as impressive as the interior, offering a remarkably private and level 0.55-acre plot with far-reaching views, development potential, and a prime position just minutes from the beach.

The property enjoys an elevated location within the village, capturing sea views across the surrounding landscape and coastline. The land is already naturally divided into two distinct parcels, creating clear and exciting potential for a variety of future uses – whether that's creating a separate dwelling (subject to planning), extending the existing home, or simply enhancing the grounds to create an exceptional outdoor lifestyle.

One of the most notable features is the detached outbuilding, measuring approximately 570 sq ft. Currently serving as a garage and storage area, it offers significant scope for conversion into a studio, home office, annexe, gym, or guest accommodation (subject to planning permission). Its generous size and separate positioning make it highly versatile.

The plot is predominantly flat and fully usable, making it ideal for landscaped gardens, outdoor entertaining spaces, or even the addition of a pool or garden room. The property also benefits from two separate entrances, one serving each section of the land, which further enhances its potential for subdivision or flexible multi-use living.

A private driveway winds through the heart of the plot, offering ample off-road parking and reinforcing the sense of privacy and scale. With open sky above and the sea on the horizon, the setting is peaceful, spacious, and incredibly rare for a coastal Cornish village.

In all, the external features of Carncothan provide a blank canvas for a wide range of future improvements or developments, all within walking distance of the beach and with uninterrupted sea air and spectacular natural surroundings.

Viewing is highly recommended to fully appreciate the scale, position, and exciting possibilities this property and plot have to offer. Properties with this level of outdoor space, flexibility, and proximity to the sea rarely come to market in Porthcothan — making Carncothan an opportunity not to be missed.

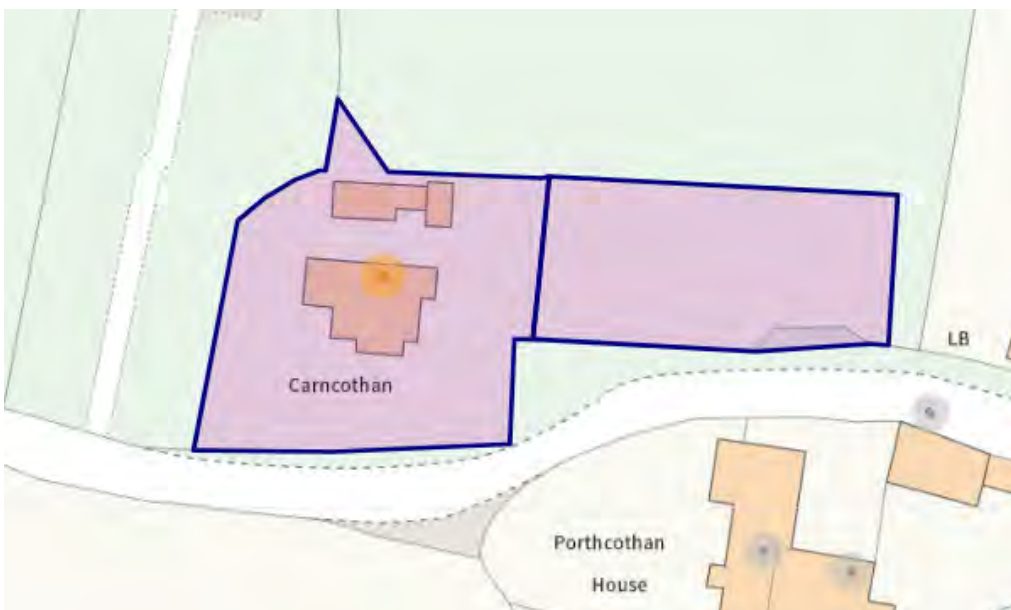


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Nestled along the rugged north coast of Cornwall, Porthcothan is a serene and unspoiled beach village that offers a peaceful retreat from the bustle of modern life. Sheltered between dramatic headlands and rolling sand dunes, its golden beach stretches wide at low tide, revealing rock pools and secret coves waiting to be explored. The Atlantic Ocean laps gently against the shore, making it a favourite spot for families, walkers, and surfers seeking gentler waves.

Surrounded by grassy cliffs and coastal footpaths, Porthcothan sits along the famous South West Coast Path, offering breathtaking hikes with panoramic sea views. Despite its tranquility, the village has a handful of charming amenities—a local shop, a seasonal café, and easy access to nearby treasures like Bedruthan Steps and the picturesque town of Padstow.

Rich in natural beauty and steeped in Cornish character, Porthcothan is perfect for those seeking wild coastal landscapes, salty sea air, and the quiet magic of Cornwall's less-trodden paths.



Please do not hesitate to contact
the team at
Bond Oxborough Phillips
Sales & Lettings on
01208 814055
for more information or to
arrange an accompanied viewing
on this property.

Scan here for
our Virtual Tour:



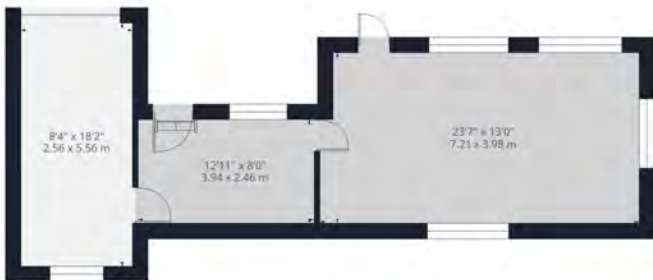
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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

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We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

PLEASE NOTE

Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose.

We carry out this through a secure platform to protect your data. Each purchaser will be required to pay £29.99 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.

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