



ROHRS & ROWE



Flagstaff House  
Institute Hill  
Porthleven  
Helston  
Cornwall  
TR13 9DZ

- Stunning residence with panoramic views over Porthleven and out to sea
- Master bedroom en suite with outstanding views to harbour
- Two further bedrooms with fabulous harbour views
- Study / bedroom 4
- Wonderful open plan living / dining room
- Split level kitchen and sitting area
- Wrap around terrace with amazing harbour and sea views
- Parking area for 2 cars
- EPC E
- Council Tax Band D



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## PROPERTY

Flagstaff House is a land mark building with the most fantastic views over the beautiful Porthleven harbour, across the popular surf break and out to the open sea. The property offers spacious accommodation with water views from almost every room. The approach to the property is lovely and heading out onto the wraparound terrace with that stunning harbour view really takes your breath away.

Heading inside, the living area really draws you in with the views extending right out to sea and looking down towards the famous Porthleven reef break. The room opens to the front terrace, making it the perfect location to just sit and relax right until the late evening. The room is bright and airy with a conservatory to the side which again opens to a terrace - perfect for barbecues. Just to the side there is access to the study / bedroom 4 along with a metal staircase that leads up to the very indulgent master bedroom suite. This room offers an absolutely knock out view of the harbour below, with a balcony for further enjoyment. Just to the side is a stunning bathroom with views out to the sea.

There are two further bedrooms on the ground floor, leading to a lovely sitting area with a clever window that opens full width for maximum enjoyment of the view. The kitchen area is set to the rear with another spectacular view and there is a utility and shower room beyond.















## LOCATION

The position of Flagstaff House is just superb, its elevated position affords it outstanding views but also ensures maximum light throughout the day and into the later evening.

Porthleven is a popular village set around its historic fishing harbour. The village has become a foodie haven with a host of fantastic restaurants and bars including with The Ship Inn, Kota, Kota Kai & Amelies to name a few. The annual Porthleven Food Festival is also a huge draw for foodies, bringing in celebrity chefs, dozens of fantastic street food stall as well as live music and events. There are also a variety of local sports teams and clubs within the village for all ages.

It's location on the South Coast means there are a plethora of options to enjoy the water and plenty beaches to visit nearby. Porthleven has its own beach which provides safe swimming and nearby Praa Sands is a great family beach providing good surf and over a mile of golden sands. Further down the coast towards Penzance are a number of intimate coves and beaches such as Rinsey Cove & Prussia Cove - providing idyllic swimming spots and coastlines to explore via SUP or Kayak. The Lizard Peninsula is also only a short drive away and here you can access the stunning Kynance Cove and explore the dramatic coastline from the SW Coast Path.

Nearby Helston can provide the majority of your shopping requirements with it's 3 supermarkets and popular high-street. Here you can also find a number of great restaurants and bars.

Heading west you can find the historic towns of Penzance and Mousehole with their pretty harbours. St.Ives is often referred to as the "jewel in the west" is also within easy reach and this historic town also provides plenty of stunning beaches, restaurants and activities to enjoy.

## DISTANCES

Porthleven Harbour: 150m • Porthleven Beach: 300m • Helston: 2.5 Miles • Rinsey Beach: 4.5 Miles • Praa Sands: 5 Miles • Penzance: 12 Miles • Kynance Cove: 14 Miles • Mousehole: 16 Miles • St Ives: 16 Miles  
Truro: 19: Miles • Newquay Airport: 37.5 Miles











XXX  
**Peverell Terrace, Porthleven, Helston, TR13 9DZ**

Approximate Area = 2161 sq ft / 200 sq m (excludes void)

Limited Use Area(s) = 109 sq ft / 10 sq m

Outbuilding = 38 sq ft / 3 sq m

Total = 2308 sq ft / 213 sq m

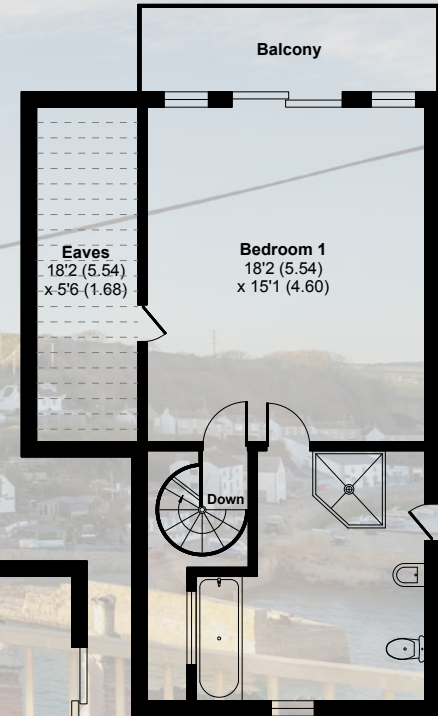
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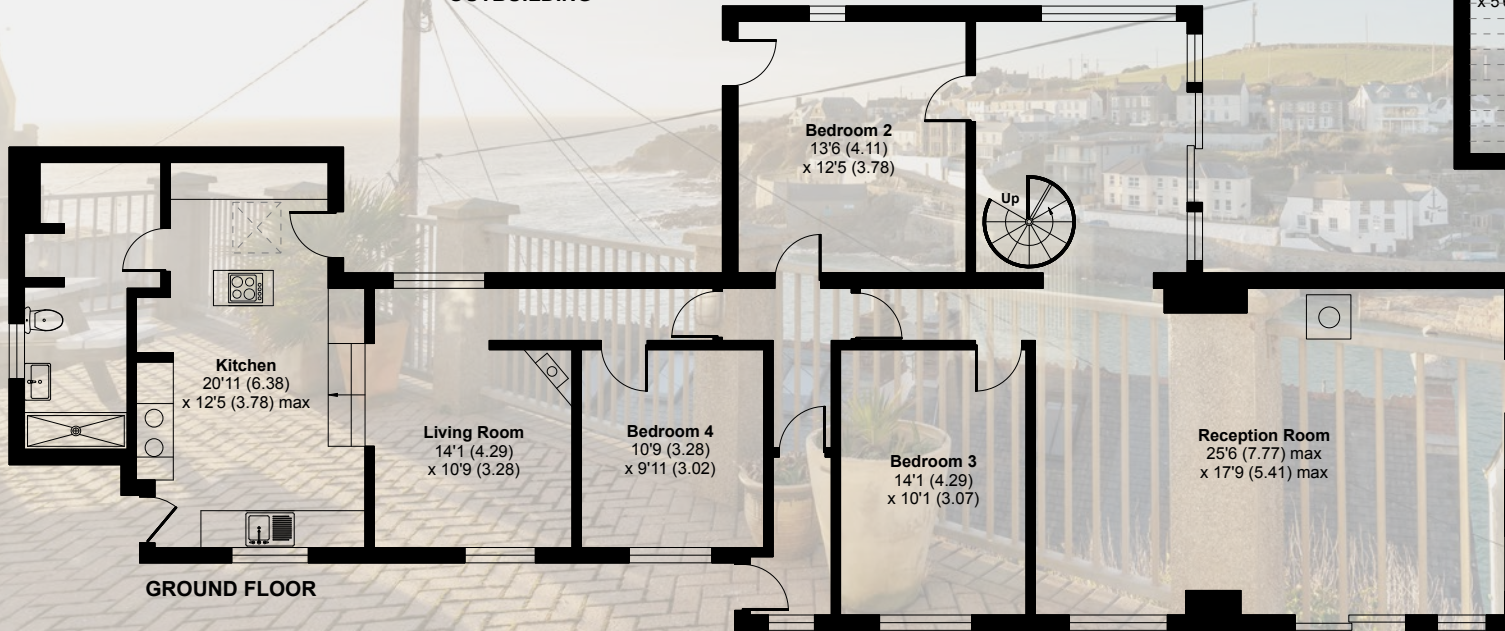
Denotes restricted head height



**OUTBUILDING**



**FIRST FLOOR**



**GROUND FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Rohrs and Rowe. REF: 947481









**Services: Mains electricity, water and drainage. Oil fired central heating**

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