











LOCATION

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. Kota, Kota Kai & Amelies to name a few. The annual Porthleven Food Festival is also a huge draw for foodies, bringing in celebrity chefs and dozens of fantastic street food stalls, as well as live music and events. There are also a number of local sports teams and clubs within the village for all ages. Porthleven'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.

DISTANCES

Porthleven Harbour: 1 Mile • Porthleven Beach: 1.5 Miles • Helston: 2 Miles • Rinsey Beach: 4.Miles • Praa Sands: 5 Miles • Praa Sands: 5 Miles • Kynance Cove: 14 Miles • Mousehole: 16 Miles • St Ives: 16 Miles • Truro: 19: Miles • Newquay Airport: 37 Miles



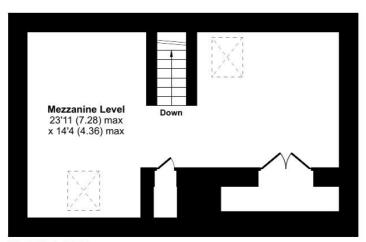


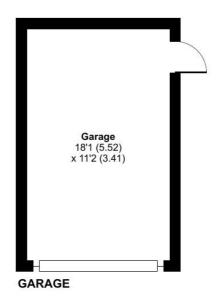






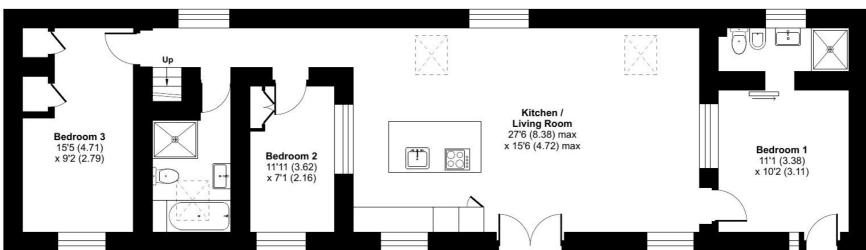
Approximate Area = 1384 sq ft / 128.5 sq m Garage = 203 sq ft / 18.8 sq m Total = 1587 sq ft / 147.3 sq m For identification only - Not to scale







FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nuchecom 2024. Produced for Rohrs and Rowe. REF: 1220775



Services: Mains water & electricity. Oil fired central heating. Private drainage.

Directions: What3Words: jubilant.cook.cloak







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