



ROHRS ROWE




The Coach House  
Loe Bar Road  
Porthleven  
Cornwall  
TR13 9ES

- Waterside home
- Panoramic sea & coastal views
- Charming period accommodation
- Generous sitting/ dining room
- Bay window
- Well appointed kitchen
- Master bedroom with balcony
- Guest bedroom
- Ground floor bedroom 3
- Family bathroom
- Cloak room
- Broad patio with stunning views
- Raised sitting area
- Parking area
- EPC F



ROHRS & ROWE



A bright, airy dining room featuring a round glass-topped table with a wooden base. Four upholstered chairs with a light-colored fabric and small white polka dots are arranged around the table. In the center of the table sits a white ceramic vase filled with a bouquet of red and white flowers. The room is dominated by a large bay window with white frames and shutters. The window looks out onto a wooden balcony with a railing, overlooking a calm blue sea under a clear sky. Sunlight streams in from the right, casting soft shadows on the white walls.

**A CHARMING 3-BEDROOM WATERSIDE RESIDENCE ENJOYING OUTSTANDING SEA AND COASTAL VIEWS, IDYLICALLY SITUATED JUST ABOVE THE BEACH AND WITHIN EASY ACCESS OF PORTHLEVEN.**







## PROPERTY

The Coach House is a truly unique residence set in a spectacular location, offering stunning views across the sea and along the dramatic coastline. Originally the coach house for the landmark property Tye Rock, it has since been transformed into a popular holiday retreat.

The approach leads down to the front of the house, where breathtaking views over the seascape immediately capture your attention. From here, you step onto a broad terrace, the perfect spot to relax and take in the panoramic vistas.

The entrance opens into the main accommodation, where the sitting room immediately draws you in. A bay window provides a wonderful outlook, and the generous proportions of the room make it ideal for entertaining. The well-designed kitchen is located just behind the sitting room and enjoys direct access to the terrace, creating a seamless flow between indoor and outdoor spaces.

The master bedroom is situated on the first floor, offering ample space and a private balcony to fully appreciate the views. At the rear of the property, there is a family bathroom and a guest bedroom. A third bedroom and a cloakroom are conveniently located on the ground floor.















#### LOCATION

Overlooking the sea, The Coach House is a truly special and distinctive residence. Its fantastic location offers spectacular walks right on the doorstep, whether to Loe Bar or the beautiful Penrose Estate, with all the amenities of Porthleven conveniently within reach. 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.







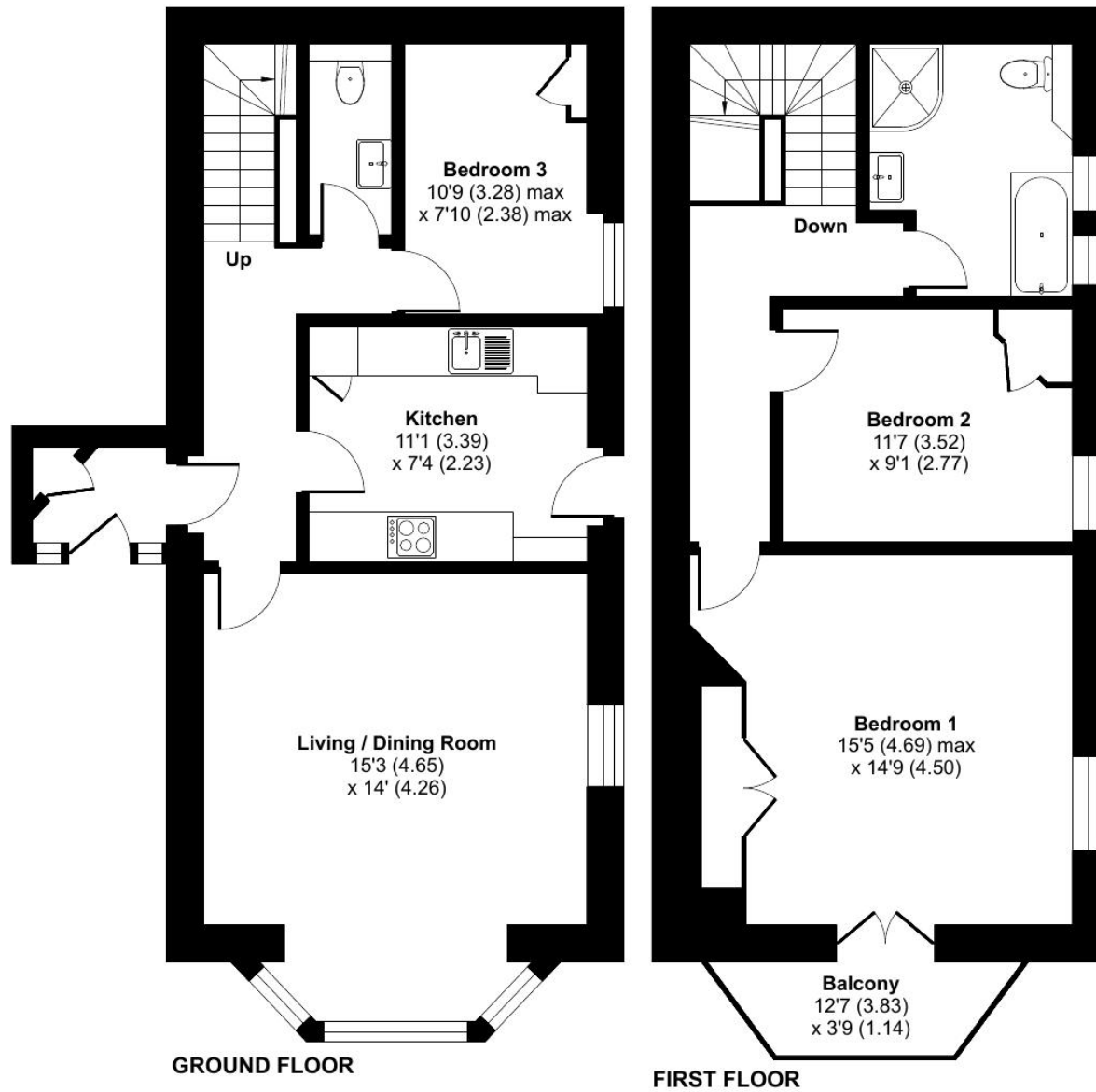




# Loe Bar Road, Porthleven, Helston, TR13 9ES

Approximate Area = 1135 sq ft / 105.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2025. Produced for Rohrs and Rowe. REF: 1228579





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

**Directions:**What3words: urgent.adapt.blissful

**Agents Note:** Rights of way - there is an oil tank store that is currently accessed via a small section of the main pathway. This is used by 2 other properties purely for service or topping up.

**Covenants** - There is a restrictive covenant relating to the exterior colour of the residence.

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