



Tregarthen





# Tregarthen

Porthleven, Helston, TR13 9BH

Helston 2.5 Miles Penzance 10 Miles St Ives 16 Miles

An recently renovated coastal residence on the outskirts of the the popular town of Porthleven.

- Coastal Location
- Master En-Suite
- Conservatory
- Parking
- Freehold
- Revently Renovated
- 3 Bedrooms
- Gardens
- Garage / Workshop / Utility
- Council Tax Band D

Guide Price £575,000

## SITUATION

Porthleven is a charming unspoilt fishing village offering a range of local facilities including a fine array of shops, restaurants and inns. At low tide it is possible to walk along the beach to Loe Bar with its lake of freshwater held behind. Porthleven is also situated on the coastal path and from here the route passes both west and east enjoying some of the most scenic and captivating views in the county.

The market town of Helston is approximately two miles away being renowned for its Flora Day. The town stands at the gateway to The Lizard Peninsula and offers a comprehensive range of amenities including a fine array of interesting shops, a wealth of traditional inns together with schooling, leisure and recreational facilities

## THE PROPERTY

Tregarthen is a recently renovated, and immaculately presented detached family home offering a modern light and spacious accommodation.





The ground floor entrance approaches the central entrance hall of which leads to all primary rooms. A standout feature of the property is its open plan modern kitchen & dining area creating the much desired 'living kitchen' ideal for modern family living and entertaining. The dining room leads through to a spacious conservatory enjoying views across the private garden, adding a degree of flexibility to the accommodation.

The sitting room, is a superb, light and welcoming reception room with sliding doors giving access to the south facing front garden and seating area, adding versatility to the property's layout, which is key when appreciating its coastal location.

A central corridor leads to a spacious master bedroom with a well appointed shower room, the family bathroom and a further double bedroom with views to the front and an additional bedroom currently used as an office.

We are advised that conditional planning has previously been granted on this property in 2016, for the "erection of front dormer windows, rear roof lights and construction of a front porch in association with a loft conversion" This has now lapsed but purchasers can find more information on the Cornwall Council planning portal using the reference PA16/02909.

### **OUTSIDE**

The outside space is a standout feature of the property, with well-established private gardens at both the front and rear.

The rear garden includes a manicured lawn, beautifully maintained flowerbeds, and a greenhouse. A patio area to the front provides an ideal spot for alfresco dining and outdoor relaxation.

The property also benefits from a double garage, equipped with an electric, remote-controlled roll-up door, with windows offering views to the side and rear. The garage is fully powered and complete with plumbing, providing additional practicality and storage options and a handy utility space.

### **SERVICES**

Mains water, electricity and drainage. Oil Fired Central Heating. Ultrafast Broadband Available (Ofcom). EE & O2 Reception Likely (Ofcom).

### **VIEWINGS**

Strictly by prior appointment with Stags Truro office on 01872 264488.

### **DIRECTIONS**

From Helston, drive along the B3304 towards Porthleven. Before entering the village turn left into Shrubberies Hill and continue for a short distance. Before the road drops down and as you approached the Top Car park, Tregarthen will be evident on your right hand side.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Approximate Area = 1328 sq ft / 123.4 sq m  
 Garage = 399 sq ft / 37 sq m  
 Total = 1727 sq ft / 160.4 sq m

For identification only - Not to scale

**Ground Floor**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		62	79
England & Wales		EU Directive 2002/91/EC	

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