



6 Sunnybank
Porthleven, TR13 9EP
Price guide £825,000

CHRISTOPHERS
ESTATE AGENTS

Situated in the highly regarded residential area of Sunnybank in the sought after Cornish fishing village of Porthleven, is this four bedroom, detached executive style house. The residence, which is arranged into a reverse level configuration to take full advantage of the fantastic sea views over other properties, benefits from oil fired central heating and double glazing. Boasting many refinements of modern living from an en suite master bedroom to built-in kitchen appliances, the property is presented for sale in excellent decorative order with a real highlight being the conservatory accessed from the ground floor

The outside space is a real feature of the residence with the gardens cradling the property which are mainly laid to lawn and boast well established plants and shrubs. Accessed from the first floor lounge is a good sized balcony which allows for impressive far reaching views over other properties, out to sea, the rugged Cornish coastline, Bickford Institute Clock Tower, The Lizard peninsula and Mounts Bay.

In brief, the accommodation which is arranged in a reverse level layout, comprises on the ground floor an entrance area and a hall with stairs leading to the first floor and lower ground floor. On the first floor there is a lounge, dining room, kitchen, utility room and a cloakroom. The lower ground floor provides a bathroom and four bedrooms, the master of which benefits from an en suite shower room. Bedroom four is currently utilised as an office and opens on to the conservatory. Next to the property is a detached, double garage and additional parking.

Porthleven is a thriving seaside Cornish fishing village with its large harbour providing a focal point. Around this cluster many pubs, restaurants and businesses. The village provides amenities to cater for everyday needs as well as a primary school, whilst the more comprehensive amenities of Helston are a few miles distant and these include national stores, cinema and sports centre with indoor swimming pool.

Located between Helston and Porthleven is the beautiful Penrose Estate, managed by The National Trust, with its many walks and trails through the Cornish countryside around Loe Pool which is Cornwall's largest natural fresh water lake. Porthleven has a prize winning Brass Band which, on many a summer's Sunday evening, can be heard echoing around the village, creating atmosphere and ambience for both residents and visitors.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

Glazed door to

ENTRANCE AREA

With window to the side. Glazed door to -

ENTRANCE HALL

With outlook to the side, stairs to the lower ground floor and stairs up to -

UPPER HALL

To the lounge, dining room, kitchen, utility room, W.C., airing cupboard which houses a water tank with immersion heater.

LOUNGE

7.32m x 3.58m (24' x 11'9")

With outlook to the rear and side over other properties and enjoying fabulous views out to sea, the rugged Cornish coastline back towards the village with the Bickford Smith Institute Clock Tower and pier. Patio doors open on to the balcony which would appear to provide an ideal place for al fresco dining. A feature fireplace acts as a focal point for the room and houses a wood burner.

DINING ROOM

3.89m x 2.97m (12'9" x 9'9")

Outlook to the rear and out to sea.

KITCHEN

3.89m x 1.98m (12'9" x 6'6")

A dual aspect room enjoying the fabulous sea views. Working top surfaces incorporating a one and a half bowl sink unit with drainer and mixer tap over, cupboards and drawers under and wall cupboards over. There is a built-in double oven, hob with hood over, an under counter fridge and freezer and a dishwasher. There is decorative under cupboard lighting and spotlighting.

UTILITY ROOM

With working top surfaces incorporating a sink with mixer tap over, cupboard under and wall cupboards over. There is a window to the side, space for a washing machine and tumble dryer and access to the loft.

CLOAKROOM

A close coupled w.c. with concealed cistern, washbasin with surround and mixer tap over, cupboards under. The room has a frosted window to the front and a tiled floor.

LOWER GROUND FLOOR

LOWER HALL

With doors to all bedrooms and door to -

BATHROOM

Comprising a bath with shower over and shower screen, W.C. with concealed cistern, washbasin with mixer tap and cupboards under. There are tiled walls, tiled floor, heated towel rail, mirrored bathroom cabinet with LED lighting, spotlighting and a frosted window.

MASTER BEDROOM

4.27m narrowing to 3.73m x 3.43m (14' narrowing to 12'3" x 11'3")

With outlook to the rear and to sea. Built in wardrobes and door to -

EN SUITE

Comprising a shower cubicle, washbasin with surround and mixer tap over, cupboards under and a W.C. with concealed cistern. There are tiled walls, a tiled floor, under floor heating, obscured window, heated towel rail, spotlighting and a mirrored bathroom cabinet with LED lighting.

BEDROOM TWO

4.34m narrowing to 3.66m x 3.58m (14'3" narrowing to 12' x 11'9")
With outlook to the rear and built-in wardrobes.

BEDROOM THREE

3.58m narrowing to 2.90m x 2.82m (11'9" narrowing to 9'6" x 9'3")
Outlook to the side and built-in wardrobes.

STUDY/BEDROOM FOUR

2.67m x 2.44m (8'9" x 8')
Currently utilised as a home office with patio doors to -

CONSERVATORY

3.73m x 3.43m (12'3" x 11'3")
A triple aspect room with patio doors to the rear garden.

OUTSIDE

The property is cradled by its gardens which are mainly laid to lawn and boast well established plants and shrubs. There is a pleasant patio area which is situated underneath the balcony which is accessed from the lounge. To the side of the residence is a detached garage with electrically operated door and parking.

AGENTS NOTE ONE

We are advised that the property is accessed via a driveway which is shared with another property.

SERVICES

Mains electricity, water and drainage.

COUNCIL TAX

Council Tax Band F.

ANTI-MONEY LAUNDERING

We are required by law to ask all purchasers for verified ID prior to instructing a sale

PROOF OF FINANCE - PURCHASERS

Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

DATE DETAILS PREPARED

12th February, 2024.

Directions

From Christophers Porthleven office proceed along the harbour side and at the end bear round to the left past The Clock Tower and up the hill. Follow this road along with beach on the right hand side and proceed straight on past the right and left turns. Follow this road and as the properties end on the left hand side turn left up the hill and at the after a short distance turn left into Sunnybank. Proceed along the top road and take the second turning on your left hand side which leads down to two properties. Number 6 Sunnybank will be the property on your left hand side.

Viewings

To view this property or any other we are offering for sale simply call the office on 01326 565566.

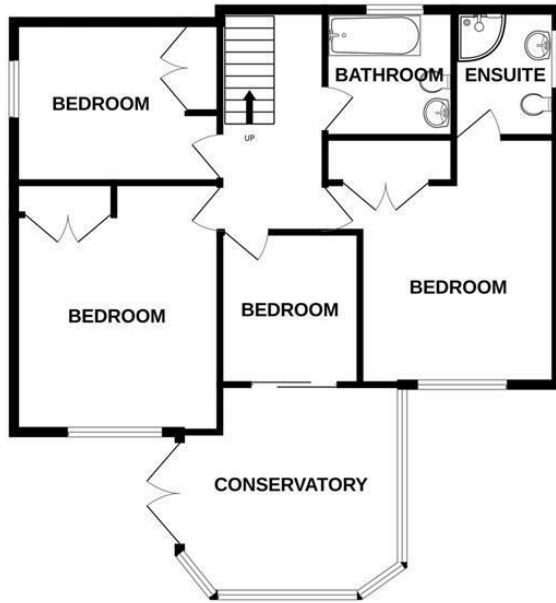


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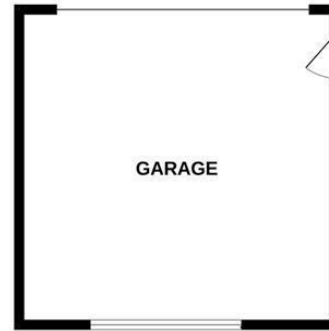
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LOWER GROUND FLOOR
849 sq.ft. (78.9 sq.m.) approx.



GROUND FLOOR
1112 sq.ft. (103.4 sq.m.) approx.



TOTAL FLOOR AREA : 1962 sq.ft. (182.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(81-91) A			
(81-91) B				(69-80) B			
(69-80) C				(55-68) C			
(55-68) D				(39-54) D			
(39-54) E				(21-38) E			
(21-38) F				(1-20) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	81	England & Wales		EU Directive 2002/91/EC	69

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