



Sunset Pendeen Road
Porthleven, Cornwall TR13 9AL
Price guide £750,000

CHRISTOPHERS
ESTATE AGENTS

An opportunity to purchase a detached, four bedroom house in the heart of the sought after Cornish fishing village of Porthleven. The residence, which benefits from oil fired central heating and double glazing, is well proportioned and enjoys views over the village, towards open countryside and out to sea.

We are advised by the owners that this is the first time the property has been offered for sale for over twenty years, in which time it has been run as a successful holiday let, a private dwelling house and a long term rental property.

In brief, the accommodation comprises an entrance area, hall, lounge, dining room, conservatory, inner hall, kitchen, W.C., utility room and, completing the ground floor, a rear porch. On the first floor is a master bedroom suite with bathroom and three further bedrooms and a shower room. The outside space is a real feature of the property with gardens to the front and rear, the rear garden being of particularly good size and mainly laid to lawn. The rear garden also provides a pleasant decked area which would seem ideal for al fresco dining and entertaining. To the side of the residence a driveway provides parking and leads to a garage.

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 facilities 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.

Situated between Helston and Porthleven is the beautiful Penrose Estate which is managed by The National Trust and where one may delight in the 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)

STEPS UP AND DOOR TO

ENTRANCE AREA

Steps up and door to

HALL

With parquet wood floor, an open tread staircase to the half landing, built in bench with coat hooks above, door to an understairs cupboard, outlook to the rear garden, door to the dining room and door to

LOUNGE

6.10m x 4.57m (20' x 15')

A triple aspect room with far reaching views over the village, towards open countryside and out to sea. A wood burner acts as a focal point for the room. There are exposed floor boards and a beamed ceiling.

DINING ROOM

4.27m x 3.66m (14' x 12')

With beamed ceiling, door to the inner hall, opening and step down to

CONSERVATORY

3.73m x 1.68m (12'3" x 5'6")

A triple aspect room with outlook over the village, towards open countryside and out to sea. Door to the outside.

INNER HALL

With parquet wood flooring, door to the w.c., rear porch, utility room and door to

KITCHEN

3.58m x 2.51m average measurements (11'9" x 8'3" average measurements)

Comprising working top surfaces with breakfast bar incorporating a Belfast style sink with mixer tap over, cupboards and drawers under and built in shelving over. There is a built in double oven with hob and hood over, space for a dishwasher and a fridge/freezer. The room has spotlighting, dual aspect, partially tiled walls and a solid fuel stove.

W.C.

Comprising close coupled w.c. and a wall mounted wash basin with tiled splashback. There is a frosted window to the rear.

UTILITY ROOM

Space for washing machine and tumble dryer and the room houses the boiler. Window to the rear.

REAR PORCH

With obscured window to the rear and a stable style door to the outside.

HALF LANDING

Stairs split to both the upper landing and to the master bedroom suite.

UPPER BEDROOM SUITE LANDING

With window to the rear, door to bathroom and door to

MASTER BEDROOM

4.50m x 3.66m (14'9" x 12')

A dual aspect room with outlook over the village towards open countryside and out to sea. There is access to the loft.

BATHROOM

Comprising close coupled w.c., pedestal wash basin and bath with shower over. There are partially tiled walls, a skylight, obscured window to the side and a towel rail.

UPPER LANDING

With built in cupboard and window to the rear. Doors to all remaining bedrooms and door to

SHOWER ROOM

Comprising a shower cubicle, wash basin with mixer tap over, close coupled w.c. and a towel rail. The room has tiled walls and an obscured window to the side.

BEDROOM TWO

4.27m x 3.66m maximum measurements (14' x 12' maximum measurements)
An irregular shaped room with outlook to the front and having a built in cupboard.

BEDROOM THREE

3.73m x 3.20m (12'3" x 10'6")
With outlook to the front over the village towards open countryside and out to sea.

BEDROOM FOUR

2.90m narrowing to 2.51m x 2.44m (9'6" narrowing to 8'3" x 8')
A dual aspect room which is L shaped.

OUTSIDE

The outside space is a real feature of the property with gardens to the front and rear which boast well established plants and shrubs. The rear garden has a pleasant decking area which would seem ideal for Al Fresco dining and entertaining. To the side a driveway provides parking and leads to a garage.

AGENTS NOTE ONE

We are advised that planning permission has been granted for a new property located next to Sunset, available by separate negotiation. Planning application number is PA23/08807. Further details can be found on the Cornwall Council planning portal.

SERVICES

Mains electricity, water and drainage.

COUNCIL TAX BAND

Business rates

ANTI MONEY LAUNDERING REGULATIONS - PURCHASER

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

PROOF OF FUNDS - 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

5th March 2024

Directions

From our Porthleven office proceed up Fore Street and at the top of the hill turn left onto Torleven Road. Proceed up the hill and take the second turning on your left hand side onto Pendeen Road. The property will be found after a short distance on your right hand side.

Viewings

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

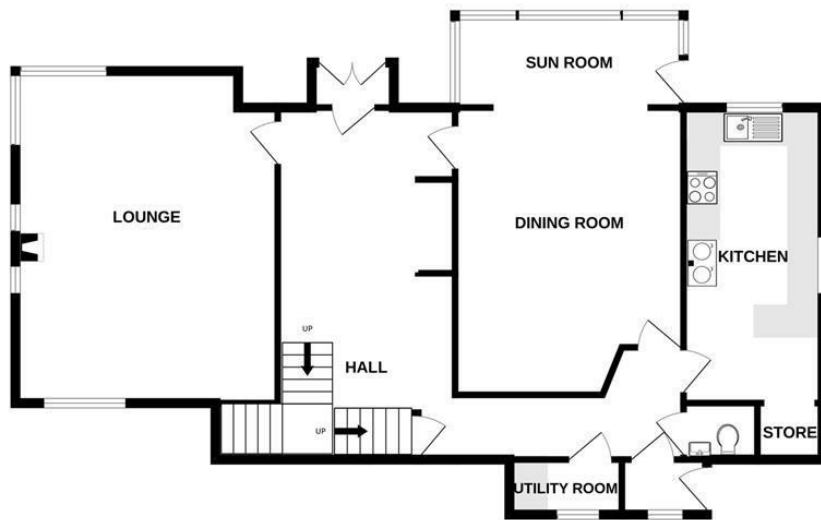


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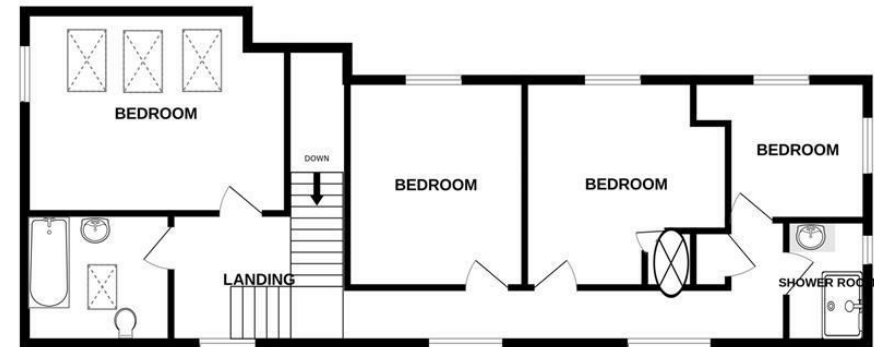
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GROUND FLOOR
1100 sq.ft. (102.2 sq.m.) approx.



1ST FLOOR
837 sq.ft. (77.7 sq.m.) approx.



TOTAL FLOOR AREA : 1937 sq.ft. (180.0 sq.m.) approx.

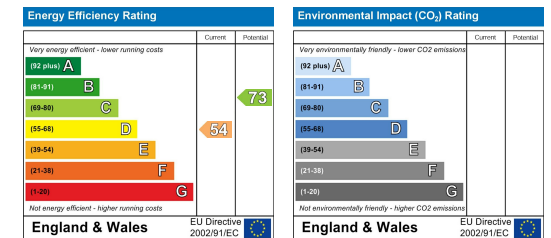
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