

# CHRISTOPHERS

ESTATE AGENTS



An opportunity to purchase a mid terraced, three bedroom house with parking and enjoying sea and coastal views in the Cornish fishing village of Porthleven.



Situated in the sought after Cornish fishing village of Porthleven in the highly regarded area of Loe Bar Road is this three bedroom, mid terraced house. The residence, which enjoys sea and coastal views is arranged in reverse level configuration to take full advantage of the fine marine outlook. The well proportioned property, which benefits from double glazing, has a good size terraced garden to the rear and provides many locations to sit back and enjoy the outlook. To the front of the residence is a driveway which provides parking for a number of vehicles which we are sure will win favour with many prospective purchasers as parking can be at a premium at times within this coastal village.

In brief, the accommodation comprises on the ground floor of a hall, hobbies room, bedroom three and a shower room. On the first floor is a lounge/diner, kitchen, bathroom, conservatory and two further bedrooms.

Porthleven is a thriving seaside Cornish fishing village with its large harbour providing a focal point. Around this cluster many pubs, award winning restaurants and other 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.

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)

##### DOOR TO

##### ENTRANCE PORCH

With tiled floor, window to the front and door to

##### HALL

With stairs to the first floor, door to the hobbies room, shower room and door to

##### BEDROOM THREE 3.43M X 3.12M (11'3" X 10'3")

With outlook to the front and enjoying sea views over other properties. Door to the shower room.

##### HOBBIES ROOM 5.94M X 2.82M (19'6" X 9'3")

With working top surface incorporating a one and a half bowl sink unit with drainer, cupboards and drawers under and wall cupboards over. There are partially tiled walls and spotlighting. The hobbies room occupies the space which was previously the garage.

##### SHOWER ROOM

Comprising a close coupled w.c., wash basin with surround and cupboards under, shower cubicle and a heated towel rail. There is a tiled floor, partially tiled walls and spotlighting.

##### STAIRS AND LANDING

With doors to the kitchen, lounge/diner, bathroom and two bedrooms. There is an airing cupboard which houses a water tank with immersion heater.

##### KITCHEN

Attractive modern kitchen comprising working top surfaces incorporating a one and a half bowl sink unit with drainer, cupboards and drawers under and wall cupboards over. Built in appliances include an induction hob with hood over, double oven, dishwasher and a fridge/freezer. There are partially tiled walls and spotlighting. The room enjoys fabulous views over other properties and out to sea.

##### LOUNGE 4.65M X 4.11M (15'3" X 13'6")

With outlook to the front and once again enjoying the views over other properties, out to sea and the rugged Cornish coastline.

##### BATHROOM

Suite comprising a P shaped bath with mixer tap and shower over, close coupled w.c. and wash basin with mixer tap over. There are tiled walls, towel rail, spotlighting and obscured window to the rear.

##### BEDROOM ONE 4.95M X 2.97M (16'3" X 9'9")

With outlook to the conservatory.

##### BEDROOM TWO 3.81M X 2.97M (12'6" X 9'9")

Outlook and door to

##### CONSERVATORY 4.72M X 1.98M (15'6" X 6'6")

A triple aspect room with outlook and door to the rear garden.

##### OUTSIDE

To the front of the property is a driveway which provides parking for a number of vehicles. The rear garden is terraced and mainly hard landscaped for ease of maintenance. There are various vantage points within this rear garden to enjoy the outlook across other properties and out to sea. To the rear of the garden is an area which has been traditionally used by the residences, although we are advised is not on the property title deeds.

## AGENTS NOTE ONE

We are advised that the hobbies room was previously the garage.

## SERVICES

Mains electricity, water and drainage.

## DIRECTIONS

From our Porthleven office proceed up Fore Street follow the road around to the right and then to the left and go up Wellington Road. There is a bus shelter on the left handside and turn right opposite this into Sunset Drive. Follow the road around passing Unity Road on the right and around the bends and take the next turning right into St. Peters Way. Proceed along taking the second turning left into Balfield Road and proceed up the hill and at the junction turn left. Follow this road around the bends and take the first turning right signposted Loe Bar. Follow this road and after a couple of bends take the next turning on the right and proceed down the hill. At the "T" junction at the bottom of the hill turn left and the property will be found after a short distance on the left hand side.

## VIEWING

To view this property or any other property we are offering for sale, simply call the number on the reverse of these details.

## COUNCIL TAX BAND

Band E

## ANTI MONEY LAUNDERING REGULATIONS - PURCHASER

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

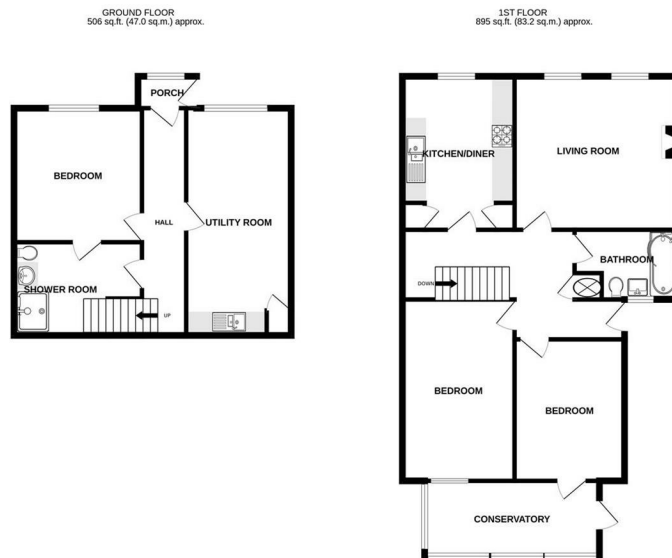
## PROOF OF FUNDS - PURCHASERS

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

6th March 2024

# 3 HIGHBURROW, LOE BAR ROAD, PORTHLEVEN, TR13 9EU PRICE GUIDE £595,000



TOTAL FLOOR AREA: 1401 sq. ft. (130.1 sq. m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements, dimensions, orientation and any other details are approximate and no responsibility is taken for any errors, omissions or misstatements. 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. Made with MyPlanSpace 2023.

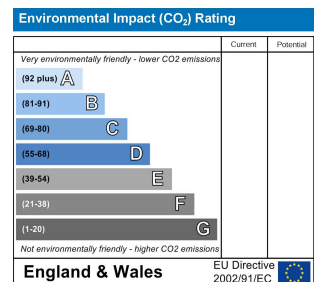
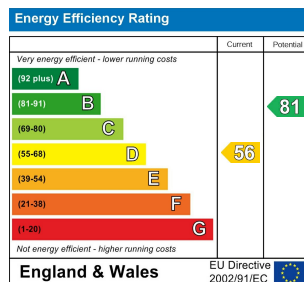


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