

CHRISTOPHERS

ESTATE AGENTS



Boasting a heated swimming pool, annexe potential and expansive rural views, this deceptively spacious detached family home is situated in the popular village of Porkellis.



As its' name implies 'Moorview' enjoys a fabulous vista over open rolling countryside, which is a haven for birds and wildlife, including deer and owls and is partly under the management of the National Trust.

The residence offers generously sized and extremely versatile accommodation which can be readily adapted to suit a variety of needs. The 'annexe' could easily cater for the needs of a dependent relative or teenage offspring seeking a greater degree of independence. Equally the 'annexe' could be utilised to generate an income providing accommodation for holiday guests on an Airbnb or similar basis.

Offering scope for five bedrooms this very well presented family home has been enhanced and improved during the current owners tenure and seems sure to appeal to a wide range of purchasers.

Highlights include a beautifully appointed contemporary fitted kitchen with polished granite working top surfaces and a lounge with a fireplace and wood burning stove for those cosy nights in. These are complemented by a large conservatory with an enviable rural backdrop, an ideal place to unwind and enjoy the sunsets across the valley with a glass of wine.

Outside, the Mediterranean style courtyard garden enjoys a sunny outlook and plays host to a stunning heated swimming pool and sun terrace. A perfect place to sit out and relax or enjoy a spot of al fresco dining.

The front of the residence offers parking for a number of vehicles, a large shed and an up and over door to the store, providing further useful storage space.

The residence largely benefits from double glazing, oil fired central heating and an Air source heat pump for the swimming pool.

The main accommodation, in brief, comprises an entrance porch, hallway, kitchen, lounge, conservatory, utility room, shower room, day lounge / study / bedroom four and a boiler room. Upstairs are three bedrooms, a bathroom and a cloakroom. The 'annexe' has a self contained kitchen, a bedroom and a dressing room together with use of the shower room and day lounge on the ground floor.

Porkellis is a lovely rural hamlet convenient for the towns of Helston and Falmouth with all the amenities they have to offer. The Star Inn in Porkellis is a well regarded pub whilst primary schools are available in the neighbouring hamlets of Halwin and Wendron. Stithians Reservoir and Water Sports Centre are located approximately two miles away. There are a wealth of footpaths and bridleways moments away from the property whilst the National Trust owned Porkellis Moor is nearby. Secondary education can be found both in the towns of Helston and Falmouth while the latter also has a university campus.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

PART GLAZED ENTRANCE DOOR TO

ENTRANCE PORCH

With a coat hanging rail, a window to the front aspect and a part obscure glazed door to

ENTRANCE HALLWAY

With wood effect luxury vinyl flooring, an under stairs storage space, a staircase rising to the first floor, a door to the day lounge/ study/ bedroom four and a door to

KITCHEN 4.39M X 2.54M (14'5" X 8'4")

A beautifully appointed contemporary fitted kitchen comprising polished granite working top surfaces, incorporating a composite sink unit with drainer and mixer tap over, matching upstands and an AEG electric induction hob with hood over and mosaic pattern splashback. There are an array of kitchen units with drawers and cupboards under and wall units over. Integrated appliances include a dishwasher and an electric oven, whilst there is partial tiling to the walls, LED spotlighting, an opening to the utility room, a continuation of the luxury vinyl flooring, a door to the lounge and an archway opening into

DINING ROOM 3.48M X 2.39M (11'5" X 7'10")

With a window to the front aspect overlooking the garden and rural backdrop beyond, LED spotlighting and a polished granite work surface with cupboards under and a wall cupboard over.

LOUNGE 6.17M X 4.11M (20'3" X 13'6")

A light and welcoming dual aspect room with a fireplace with a slate hearth, wooden mantle and stone surround, housing a woodburning stove and providing a lovely focal point for the room. There are display shelves to the side, a sliding patio door to the enclosed rear garden and pool area and doors to

CONSERVATORY 4.70M X 3.00M (15'5" X 9'10")

With a vaulted ceiling, a wall mounted electric heater and an array of windows with a lovely rural outlook to Porkellis Moor and beyond. There are wall mounted lights and French doors to the side aspect.

UTILITY ROOM 1.70M X 1.50M (5'7" X 4'11")

With hatch to roof void, space for an American style fridge/freezer, a window to the rear aspect and a part obscure glazed door to the rear. Door to

INNER HALLWAY

With luxury vinyl flooring, door off to shower room, annex kitchen, boiler room and

DAY LOUNGE/STUDY/BEDROOM FOUR 4.17M X 3.00M (13'8" X 9'10")

A light and versatile space with panoramic countryside views enjoyed across the valley and beyond through the sliding patio door. There is an electric consumer unit and an internal door to the entrance hallway.

SHOWER ROOM

With white suite comprising a low-level w.c, a pedestal wash hand basin with splashback and mirrored cabinet over and a walk-in shower cubicle with tiled surround, housing an electric shower. There is a heated towel rail, a hatch to the roof void and a frosted window to the rear.

BOILER ROOM 2.39M X 2.01M (7'10" X 6'7")

Space for a washing machine/dryer, a Worcester oil fired boiler, a window to the rear aspect and a part glazed service door to the side.

ANNEXE

KITCHEN/DINING AREA 3.43M X 2.84M (11'3" X 9'4")

Fitted kitchen with grey working top surfaces incorporating a stainless steel sink with drainer and tiled splashback. Spaces are provided for a fridge and an electric cooker, whilst there are range of base units with cupboards and drawers and wall cupboards over. There is tiling to the floor, a window to the side aspect and a staircase which turns and rises up to

DRESSING ROOM/OCCASIONAL BEDROOM 2.82M X 2.16M (9'3" X 7'1")

Currently arranged as a bedroom with recessed shelving, storage cupboards with hanging rail and further shelving, a window to the side aspect and a door to

ANNEXE BEDROOM 3.00M X 2.24M (9'10" X 7'4")

With Velux skylight.

From the entrance hallway, a staircase rises to the first floor.

FIRST FLOOR LANDING

With loft hatch to roof space, porthole window to side aspect, airing cupboard with slatted shelving and hot water cylinder, doors off to the cloakroom, shower room and three bedrooms.

BEDROOM ONE 3.76M X 3.66M MAXIMUM MEASUREMENTS (12'4" X 12' MAXIMUM MEASUREMENTS)

Double bedroom with twin windows to the front aspect enjoying elevated countryside views across to Lezerea and beyond. Recessed area for wardrobe and internal door to landing.

BEDROOM TWO 4.75M X 3.20M MAXIMUM MEASUREMENTS (15'7" X 10'6" MAXIMUM MEASUREMENTS)

Double bedroom with window to front aspect and enjoying elevated rural views across Porkellis Moor.

BEDROOM THREE 3.15M X 2.34M (INC BUILT IN WARDROBE) (10'4" X 7'8" (INC BUILT IN WARDROBE))

With door to built-in wardrobe with hanging rail and shelf, window to rear aspect with outlook over pool area and rural scene beyond towards Carnkie in the distance.

SHOWER ROOM

Well appointed with a panelled bath, pedestal wash hand basin and a shower cubicle with tiled surround housing a thermostatic shower. There is a heated towel rail, laminate flooring, partial tiling to the walls and windows with etched design to the rear.

CLOAKROOM

With a low-level w.c. and a wall mounted corner wash handbasin with tiled splashback. There is laminate flooring and twin windows with etched design to the rear aspect.

OUTSIDE

Granite pillars and a gateway open into a driveway with parking for a number of vehicles and an adjacent store. To the front, the residence is enclosed by stone hedging with two areas of lawn with shrubs and plants at the borders. A gate leads to the rear of the property and plays host to the oil tank, whilst to the side a pathway runs past the shed and recycling area and on to the rear garden and pool area.

The rear garden is neatly enclosed and has a distinct Mediterranean feel, with it playing host to a heated swimming pool with attractive non slip style resin flooring, an insulated cover and a sun terrace. There is an outside tap, an externally cased boiler and an Air Source Heat Pump Unit (for the pool).

SERVICES

Main electricity, water. Private drainage. Oil fired central heating.

AGENTS NOTE

We are advised that the owners have recently secured planning permission under the reference PA 22/10847 on the Cornwall Council Planning Portal.

VIEWING

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

DIRECTIONS

From Helston take the Redruth road and proceed through the hamlet of Wendron, passing The New Inn on the left hand side. Continue down the hill into Trenear and turn right signposted to Poldark Mine and Porkellis. Follow the road for approximately a mile and continue up the hill past the old engine house. The property will be found on the right hand side as the village is approached and will be identifiable by our For Sale board.

COUNCIL TAX BAND

Band D

MOBILE AND BROADBAND COVERAGE

To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>

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

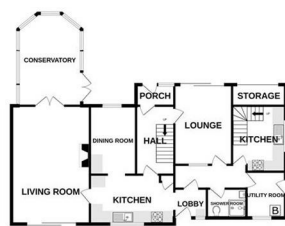
Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

DATE DETAILS PREPARED

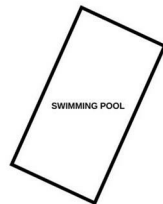
24th April 2024

MOORVIEW HELSTON ROAD, PORKELLIS, TR13 0JS PRICE GUIDE £575,000

GROUND FLOOR
1655 sq.ft. (153.7 sq.m.) approx.



1ST FLOOR
743 sq.ft. (69.0 sq.m.) approx.



TOTAL FLOOR AREA: 2398 sq.ft. (222.7 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of walls, fixtures, fittings 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, appliances and appliances shown have not been tested and no guarantee as to their condition or efficiency can be given. Mapwell, December 2014



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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		
		75
	64	
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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