

CHRISTOPHERS

ESTATE AGENTS



An opportunity to purchase a detached, four bedroom bungalow in the popular Cornish fishing village of Porthleven with sea and countryside views.



Located at the seaward end of St. Peters Way is this recently decorated, four bedroom detached bungalow. The residence, which enjoys expansive views over other properties towards open countryside, the rugged Cornish coastline and out to sea, is well proportioned and benefits from oil fired central heating and double glazing. There are gardens to the front and rear, and a driveway provides parking. A real feature of the accommodation is the conservatory which takes full advantage of the views.

In brief, the accommodation comprises a hall, lounge, kitchen/diner, conservatory, bathroom and four bedrooms. The gardens to the front and rear are mainly laid to lawn and have well established plants and shrubs. The rear garden also has a raised patio area which, we are advised by the vendors, is ideal for Al Fresco dining and enjoys spectacular sunsets.

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)

DOOR TO

HALL

Having a wood floor, access to the loft, doors to four bedrooms, bathroom and door to

LOUNGE 4.50M X 3.35M (14'9" X 11')

With wood flooring and having a feature fireplace with tiled hearth, surround and wood mantel over (not known if in working order). There is a door leading to the kitchen/diner and double doors lead to

CONSERVATORY 3.81M X 2.44M (12'6" X 8')

A triple aspect room enjoying views over and between other properties, out to sea and the rugged Cornish coastline. There is a door to the rear garden and spotlighting. There is a good size, useful storage space under.

KITCHEN/DINER 7.47M X 2.51M (24'6" X 8'3")

Beautifully appointed comprising a contemporary grey fitted kitchen with stone effect worktops incorporating an induction hob with stainless steel hood over and a one and a half bowl sink drainer all with attractive tiled splash backs. A mixture of base and drawer units along with wall cupboards over. Built in oven and spaces being provided for dishwasher, fridge freezer and washing machine. Wooden flooring, loft hatch to roof space, spotlighting, contemporary grey radiator and windows to both the front and rear aspects the latter of which enjoys sea views.

BATHROOM

Suite comprising bath with mixer tap over, close coupled w.c., shower cubicle with electric shower and wash basin with mixer tap over, surround and cupboards under. There are tiled walls, heated towel rail, vinyl flooring and two frosted windows to the front aspect.

BEDROOM ONE 3.66M X 3.35M (12' X 11')

With outlook over the rear garden, over other properties, out to sea and towards open countryside. The room has a wood floor.

BEDROOM TWO 3.05M X 2.67M (10' X 8'9")

With outlook to the front and having a wood floor.

BEDROOM THREE 3.43M X 2.67M NARROWING TO 2.21M (11'3" X 8'9" NARROWING TO 7'3")

With outlook to the front, built in cupboards and a wood floor.

BEDROOM FOUR 3.35M X 2.13M (11' X 7')

With outlook over other properties towards open countryside and out to sea. The room has a wood floor.

OUTSIDE

The outside space is a real feature of the property with gardens to the front and rear. The rear garden is of particularly good size and is mainly laid to lawn with well established plants and shrubs. There is a pleasant patio area which would seem ideal for Al Fresco dining and to the side of the property is a useful shed. At the front of the residence a driveway provides parking.

SERVICES

Mains electricity, water and drainage.

DIRECTIONS

From our Porthleven office proceed up Fore Street following the road around to the right and then to the left and carry on up the hill and turn right opposite the bus shelter into Sunset Drive. Follow the road passing Unity Road on the right hand-side and around the bends and, as one starts to go up the hill, turn right into St. Peter's Way. Follow this road along passing Tremearne Road and Balfield Road on the left hand-side and the property will be found at the end of the cul-de-sac on your right 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 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 - PURCHASERS

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

PROOF OF FUNDS - PURCHASERS

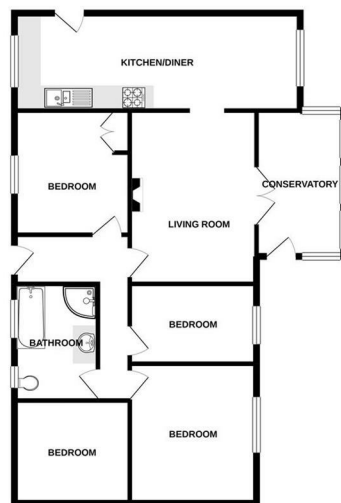
Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

DATE DETAILS PREPARED

24th April 2024

66 ST. PETERS WAY, PORTHLEVEN, CORNWALL, TR13 9BA PRICE GUIDE £465,000

GROUND FLOOR
1005 sq.ft. (93.4 sq.m.) approx.



TOTAL FLOOR AREA: 1005 sq.ft. (93.4 sq.m.) approx.
These measurements are for information only and do not constitute a guarantee of accuracy. The purchaser should verify the measurements by personal inspection. The vendor does not warrant the accuracy of these measurements and is not responsible for any errors or omissions. The purchaser should satisfy themselves as to the accuracy of these measurements by personal inspection. The vendor does not warrant the accuracy of these measurements and is not responsible for any errors or omissions. The purchaser should satisfy themselves as to the accuracy of these measurements by personal inspection.

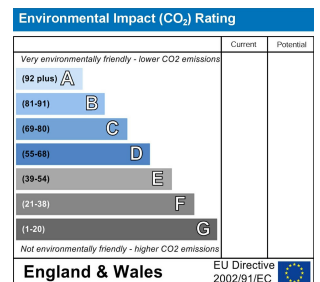
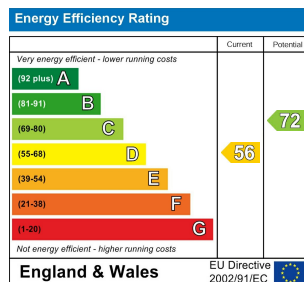


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