

CHRISTOPHERS

ESTATE AGENTS



An opportunity to purchase a large, detached, four bedroom bungalow enjoying far reaching views over Porthleven and out to sea.



Situated in the well regarded residential area of Shrubberies Hill is this four bedroom, detached bungalow. The property, which benefits from LPG central heating and double glazing enjoys far reaching views over the village, out to sea and the rugged Cornish coastline beyond. The outside space is a real feature of the property with well stocked gardens cradling the residence and a driveway provides parking and leads to a garage.

In brief, the accommodation comprises a hall, lounge/diner, kitchen, shower room and four bedrooms, the master of which benefits from an en suite shower room.

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

With doors to the kitchen, airing cupboard, built in cupboard, access to the loft, doors to two bedrooms, opening to the inner hall and door to

LOUNGE/DINER 6.55M X 5.18M (21'6" X 17')

With views to the side, over the village, out to sea and the rugged Cornish coastline beyond. Patio doors open onto the garden and there is a skylight. A fireplace acts as the focal point for the room with a wood burner, stone hearth, surround and mantel over.

KITCHEN

Comprising working top surfaces incorporating a sink unit with drainer and mixer tap over, cupboards and drawers under and wall cupboards over. There is space for a dishwasher, oven, washing machine and a fridge/freezer. There are partially tiled walls and the room is dual aspect with far reaching views and door to the outside.

SHOWER ROOM

Comprising a low level w.c., pedestal wash basin and shower cubicle with both rainforest style and flexible shower heads.

BEDROOM ONE 4.88M X 3.28M (PLUS DOOR RECESS) (16' X 10'9" (PLUS DOOR RECESS))

Having built in wardrobes and an outlook to the rear. Door to

ENSUITE

Comprising low level w.c., wash basin with mixer tap and cupboards under and a shower cubicle. There is a towel rail and obscure glazed window to the rear. Sliding door to the inner hall.

BEDROOM TWO 3.35M X 3.12M (PLUS DOOR RECESS) (11' X 10'3" (PLUS DOOR RECESS))

With outlook to the side and having built in cupboards.

INNER HALL

With doors to two further bedrooms.

BEDROOM THREE 3.73M X 2.74M (12'3" X 9')

With outlook to the side.

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

With outlook to the side and housing the boiler.

OUTSIDE

The outside space and a real feature of the property with gardens cradling the main residence stocked with well established plants and shrubs. On The Shrubberies Hill side of the property is a driveway which provides parking and leads to a garage.

SERVICES

Mains electricity, water and drainage.

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 our Porthleven office proceed up Fore Street, bear round to the right then follow the road to the left and up the hill. There is a bus shelter on the left hand side and opposite this is a turning into Sunset Drive. Proceed along Sunset Drive and take the second right into to St Peters Way. Proceed along this road and turn left into Tremearne Road at the top of this road turn right then immediately left and Corbiere will be found at the top of the hill on the right hand side and is identifiable by our for sale board.

COUNCIL TAX BAND

Band E

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

1st May 2024

CASWELL SHRUBBERIES HILL, PORTHLEVEN, TR13 9BH PRICE GUIDE £525,000

GROUND FLOOR
1566 sq.ft. (145.5 sq.m.) approx.



TOTAL FLOOR AREA: 1566 sq.ft. (145.5 sq.m.) approx.
When every effort has been made to ensure the accuracy of the above information, the measurements of plans, drawings, maps and other details are approximate and not intended to be used for any purpose other than a general guide. The plan is for an intended purpose only and should not be used for any other purpose. The actual measurements and details may vary from those shown on the plan and no liability is accepted for any error or omission. All dimensions are given in feet and inches unless otherwise stated.



IMPORTANT AGENTS NOTES: Christophers Estate Agents for themselves and the vendors or lessors of this property confirm that these particulars are set out as a general guide only and do not form part of any offer or contract. Fixtures, fittings, appliances and services have not been tested by ourselves and no person in the employment of Christophers Estate Agents has any authority to give or make representation or warranty whatsoever in relation to the property. All descriptions, dimensions distances and orientation are approximate; they are not suitable for purposes that require precise measurement. Nothing in these particulars shall be taken as implying that any necessary building regulations, planning or other consents have been obtained. The photographs show only certain parts and aspects of the property which may have changed since they were taken. It should not be assumed that the property remains exactly the same. Intending purchasers should satisfy themselves by personal inspection or otherwise to the correctness of each of the statements, which are given in good faith but not to be relied upon as statements of fact. If double glazing is mentioned in these details purchasers must satisfy themselves as to the amount of double glazed units in the property.



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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			
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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