

# CHRISTOPHERS

ESTATE AGENTS



An opportunity to purchase a detached, four bedroom dormer bungalow in the sought after Cornish fishing village of Porthleven.





Located in the well regarded residential area of Mill Close is this detached, four bedroom dormer bungalow. The residence, which has been greatly enhanced by the current owners, benefits from a recently installed air source heat pump heating, solar panels and double glazing. A driveway provides parking and leads to a garage. There is a pleasant garden and a raised decked area provides views over other properties and towards open countryside.

In brief, the accommodation on the ground floor comprises an entrance porch, kitchen/diner, lounge, hall, bathroom and two bedrooms. On the first floor is a further bathroom and two more bedrooms.

Porthleven is a vibrant, picturesque fishing village and mainland Britain's most southerly port. The village is renowned for its many highly regarded restaurants, long beach, surfing, rugged coastline and clifftop walks. Community groups are thriving within the village with sports' clubs and a prize winning brass band which can be heard echoing around the harbour on many a summer's Sunday evening. Local amenities include shops, restaurants, Public Houses, galleries, supermarket, doctors' surgery and a well regarded primary school.

#### THE ACCOMMODATION COMPRISES (DIMENSION APPROX)

##### PORCH 2.51M X 2.36M (8'3" X 7'9")

A dual aspect room with tiled floor and door to

##### KITCHEN 4.80M X 3.58M (15'9" X 11'9")

With outlook and door to the front and views over other properties towards open countryside. Attractive kitchen comprises working top surfaces incorporating a Belfast sink with mixer tap, cupboards and drawers under and wall cupboards over. Built in appliances include a dishwasher, fridge/freezer, washing machine and there is space for a range style stove. There is a built in cupboard, door to the hall and door to

##### LOUNGE 4.80M X 3.58M (15'9" X 11'9")

A dual aspect room with patio door to the front decked area. There is a fireplace which houses a wood burner with stone hearth.

##### HALL

With doors to both bedrooms, stairs to the first floor and door to

##### BATHROOM

Comprising a P shaped bath with mixer tap and shower over, close coupled w.c. and a pedestal wash handbasin with mixer tap over. The room has tiled walls and an obscured window to the side.

##### BEDROOM FOUR 3.51M X 2.90M MINUS DOOR RECESS (11'6" X 9'6" MINUS DOOR RECESS)

Outlook to the rear.

##### BEDROOM THREE 3.51M X 2.97M (11'6" X 9'9")

Having an outlook to the rear.

##### STAIRS AND LANDING

With doors to two further bedrooms, a skylight and door to

##### BATHROOM

Comprising a P shaped bath with mixer tap and shower over and a close coupled w.c.. There is a wash basin with surround and drawer under with mixer tap over.

##### BEDROOM ONE 5.03M NARROWING TO 2.82M X 4.04M (16'6" NARROWING TO 9'3" X 13'3")

With outlook to the front, over the village and towards the sea in the distance. The room has a skylight and built in wardrobes.

##### BEDROOM TWO 5.03M X 3.28M (16'6" X 10'9")

With outlook to the front over other properties and towards open countryside. There is a skylight which allows views also towards open countryside.

##### OUTSIDE

To the front of the property is a decked terrace area which enjoys views over other properties towards open countryside and would seem ideal for alfresco dining. To the rear of the residence is a garden which is laid to lawn and a driveway provides parking and leads to the garage.

##### AGENTS NOTE

Please note the EPC was carried out before the installation of the solar panels and air source heating.

## SERVICES

Mains electricity and drainage, air source heating, solar panels installed in 2024.

## 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 towards to the harbour and across the harbour head with the Kota Kai restaurant on your right hand side. At the end of the harbour head turn right onto Methleigh Bottoms and continue along the road passing the football field on your right hand side. Turn right into Mill Lane and take the first turning on your left hand side into Mill Close. The property will be found after a short distance on your right hand side.

## COUNCIL TAX BAND

Band C

## MOBILE AND BROADBAND COVERAGE

To check the broadband coverage for this property please visit -

<https://www.openreach.com/fibre-broadband>

To check the 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

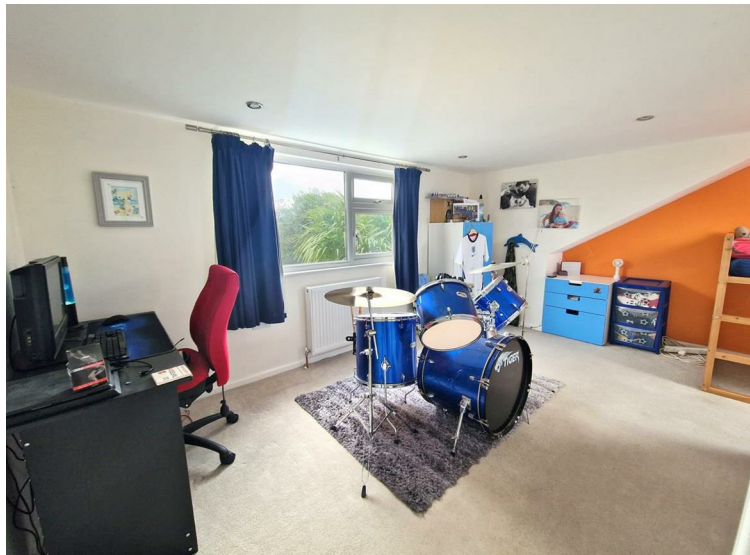
Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

## DATE DETAILS PREPARED

3rd October 2024

**6 MILL CLOSE, PORTHLEVEN, CORNWALL,  
TR13 9LH  
PRICE GUIDE £459,500**

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.



OFFICES AT  
**Helston** 5 Wendron Street, Helston TR13 8PT  
 E: [property@christophers.uk.com](mailto:property@christophers.uk.com) - T: 01326 565566

**Porthleven** Fore Street, Porthleven TR13 9HJ  
 E: [porthleven@christophers.uk.com](mailto:porthleven@christophers.uk.com) - T: 01326 573737

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			86
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>		23	
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			23
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Web: [www.christophers.uk.com](http://www.christophers.uk.com)  
 Email: [property@christophers.uk.com](mailto:property@christophers.uk.com)