



Rock Spray Loe Bar Road, Porthleven, TR13 9ER

£850,000 Freehold

CHRISTOPHERS  
ESTATE AGENTS



# Rock Spray Loe Bar Road

- ENVIABLE LOCATION
- STUNNING SEA AND COASTAL VIEWS
- THREE BEDROOMS MASTER WITH EN SUITE
- PARKING FOR MULTIPLE VEHICLES
- WRAP AROUND GARDENS
- FREEHOLD
- COUNCIL TAX BAND E
- EPC C 76





Situated in an elevated position and enjoying simply stunning sea and coastal views is this well proportioned, three bedroom detached dormer bungalow. The residence, which benefits from double glazing, has been greatly enhanced by the current owner with a loft conversion to take full advantage of the fine outlook with a gable end window and dormer windows.

In brief, the accommodation comprises a sunroom, hall, lounge/diner, kitchen, utility room, shower room, W.C and completing the ground floor two bedrooms. On the first floor is a sitting room and a master bedroom with en suite shower room.

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.

Steps up and patio door to;







#### **SUN ROOM 23'3 x 6'9 (7.09m x 2.06m)**

A dual aspect room with sky lights, this would seem an ideal location to sit back, relax and enjoy the outlook over the rugged Cornish Coastline and out to sea. Opening to;

#### **HALL**

With cupboard housing water tank with immersion heater. Impressive open tread staircase to the first floor and doors to various rooms.

#### **LOUNGE/DINER 28' x 14'6 narrowing to 12'6 (8.53m x 4.42m narrowing to 3.81m )**

With outlook to the front, window to the sun room and door to;

#### **KITCHEN 18'9 narrowing to 18'6 x 9'9 narrowing to 7'3 (5.72m narrowing to 5.64m x 2.97m narrowing to 2.21)**

Comprising attractive stone working top surfaces incorporating a sink unit with drainer with mixer tap over, cupboards and drawers under and wall cupboards over. There is space for a range style stove and a built in fridge. The room has a tiled floor, partially tiled walls, outlook to the rear and a door to;

#### **INNER HALL**

With tiled floor and door to the rear. There is a door to the garage and opening to;

#### **UTILITY ROOM 12'3 x 8'9 (3.73m x 2.67m)**

An irregular shaped room with outlook to the front and door to the outside.











## BATHROOM

Having a corner bath with mixer tap and shower attachment over, his and hers wash basins with mixer taps over, close coupled W.C and a shower cubicle. There is a tiled floor, tiled walls and a frosted window to the rear.

## BEDROOM TWO 13'9 x 12' (4.19m x 3.66m)

A dual aspect room with an outlook to the front and sides.

## BEDROOM THREE 12' x 11' (3.66m x 3.35m)

With outlook to the side and out to sea.

## W.C

Having a close coupled W.C with wall mounted wash hand basin. there are partially tiled walls, a frosted window and a heated towel rail.

## FIRST FLOOR

An open tread wood staircase ascends to;

## SITTING ROOM 23'3 x 14'6 narrowing to 11'9 (7.09m x 4.42m narrowing to 3.58m)

A fabulous room with dual aspect, far reaching views out to sea taken full advantage of with a dormer window and gable end window. Door to;

## MASTER BEDROOM 14'9 x 12'3 (4.50m x 3.73m)

having a sky light and dormer window. Door to;

## EN SUITE

Comprising a close coupled W.C, wash basin with mixer tap over and a shower cubicle. There is a tiled floor, partially tiled walls and sky lights.







## OUTSIDE

To the front of the property is a generous parking area which has space for a number of vehicles and a mainly hard landscaped garden over different levels cradles the residence and provides many advantage points to sit back and enjoy the coastal outlook. The parking area leads to the garage.

## SERVICES

Mains electricity, water and drainage.

## AGENTS NOTE

We have been advised by the representative, who has Power of Attorney, that he believes that the loft conversion had planning granted but is unsure as to whether this was signed off with building regulations.

## DIRECTIONS

From our office in Fore Street Porthleven head towards the Harbour and out towards the clocktower with the harbour on the right hand side. Head around the Bickford Smith Institute Tower and continue up the hill which is Cliff Road keeping the beach on your right hand side. When you come to the fork in the road turn right onto Loe Bar Road and at the next fork in the road take the left hand fork continuing on Loe Bar Road. Continue along Loe Bar Road passing the turning for the former quarry on the left hand side and then take the next turning on your left. the property will be found after a short distance on your 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**

Council Tax Band E

**ANTI-MONEY LAUNDERING**

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

**PROOF OF FINANCE - 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.

**MOBILE AND BROADBAND**

To check the broadband coverage for this property please visit -

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

To check the mobile phone coverage please visit -

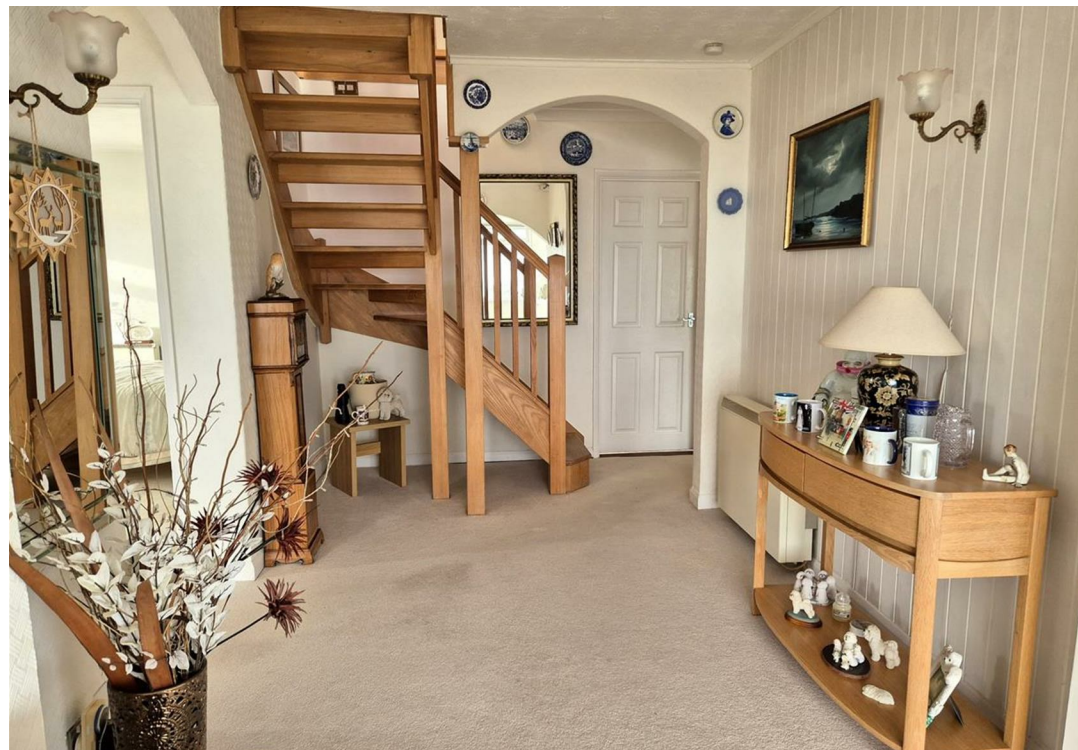
<https://checker.ofcom.org.uk/>

**DATE DETAILS PREPARED.**

January 2025.









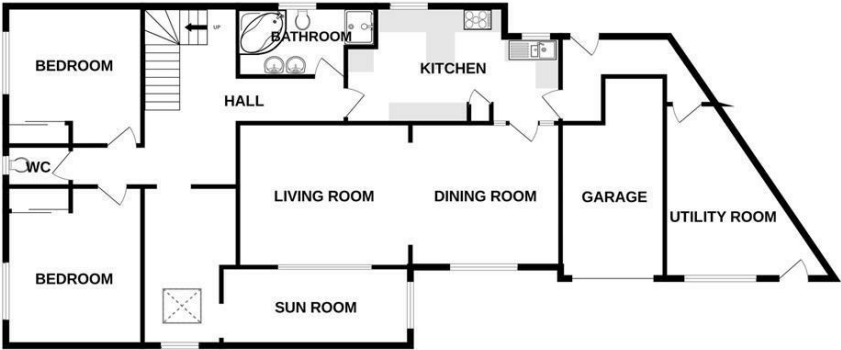




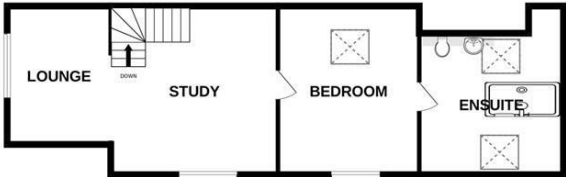




GROUND FLOOR  
1670 sq.ft. (155.1 sq.m.) approx.




1ST FLOOR  
663 sq.ft. (61.6 sq.m.) approx.



TOTAL FLOOR AREA : 2333 sq.ft. (216.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>76</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>34</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of a property or any other figures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lesser details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.





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