



**6 Tolponds Road, Porthleven, TR13 9LZ**

**£380,000 Freehold**

**CHRISTOPHERS**  
ESTATE AGENTS



## 6 Tolponds Road

- DETACHED BUNGALOW
- THREE BEDROOMS
- RURAL VIEWS
- GOOD SIZED REAR GARDEN
- GARAGE & PARKING FOR SEVERAL VEHICLES
- COUNCIL TAX BAND C
- FREEHOLD
- EPC - C70

An opportunity to purchase a three bedroom, detached bungalow on the edge of the sought after Cornish fishing village of Porthleven.

The residence, which enjoys fantastic rural views, benefits from double glazing, solar panels and has been enhanced by the current vendors. A real feature of the property is the outside space with parking for a number of vehicles to the front and a driveway leads to the garage. The rear garden is of a good size, has well established plants and shrubs, a lawn area and a pleasant patio which would seem ideal for al fresco dining and entertaining.

In brief, the accommodation comprises a kitchen/diner, lounge, hall, bathroom and three bedrooms.











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 -

#### **KITCHEN/DINER 16'6" x 9'9" (5.03m x 2.97m )**

With working top surfaces incorporating a one and a half bowl sink unit with drainer, cupboards and drawers under and wall cupboards over. There is a built-in induction hob, dishwasher, oven and space for a washing machine. The room is dual aspect with outlook over open countryside, opening to the lounge area and door to the hall.

#### **LOUNGE 15'9" x 10' (4.80m x 3.05m )**

With outlook over open countryside, door to the hall and a wood burner on a tiled hearth acts as a focal point for the room.

#### **HALL**

With doors to three bedrooms, built-in cupboard which houses a water tank with immersion heater and access to the loft. Door to bathroom.

#### **BATHROOM**

With close coupled W.C., pedestal washbasin with mixer tap over and bath with mixer tap and shower over. There are partially tiled walls and a frosted window to the side.



**BEDROOM ONE** 10' x 10' plus door recess (3.05m x 3.05m plus door recess )

With built-in wardrobes, window and doors to the rear garden.

**BEDROOM TWO** 9'9" x 9' narrowing to 7'6" plus door recess (2.97m x 2.74m narrowing to 2.29m plus door recess )

With outlook to the rear garden and built-in wardrobes.

**BEDROOM THREE** 8'6" x 6'9" (2.59m x 2.06m )

With outlook to the side.

#### OUTSIDE

The outside space is a real feature of the property with the front garden providing parking for a number of vehicles and a driveway leads to a garage. The rear garden provides a good sized lawn area and views can be enjoyed over the property towards open countryside. There is a pleasant patio area which would seem ideal for al fresco dining, well established plants and shrubs, a useful shed and a greenhouse.

#### SERVICES

Mains electricity, drainage and water.

#### AGENTS NOTE

We are advised that the garage area contains asbestos.

#### MOBILE AND BROADBAND

To check the broadband coverage for this property please visit -

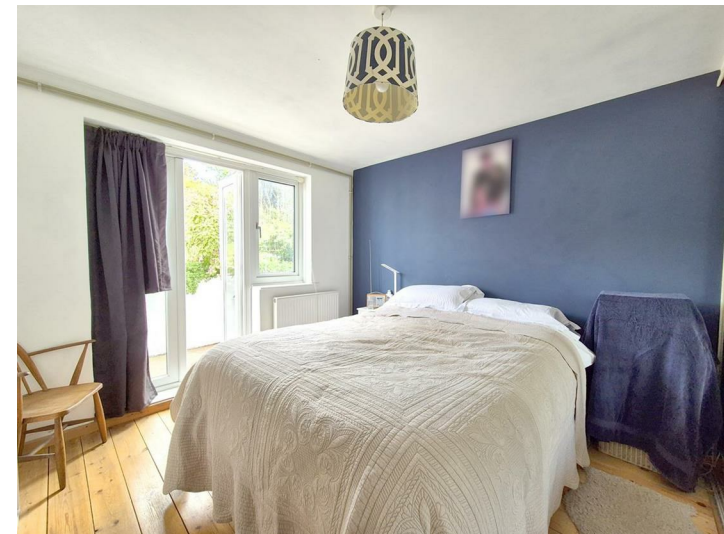
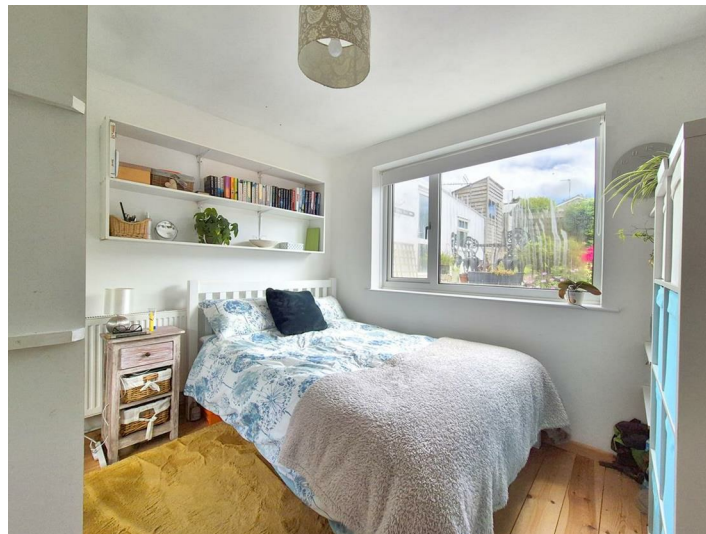
<https://www.openreach.com/fibre-broadband>

To check the mobile phone coverage please visit -

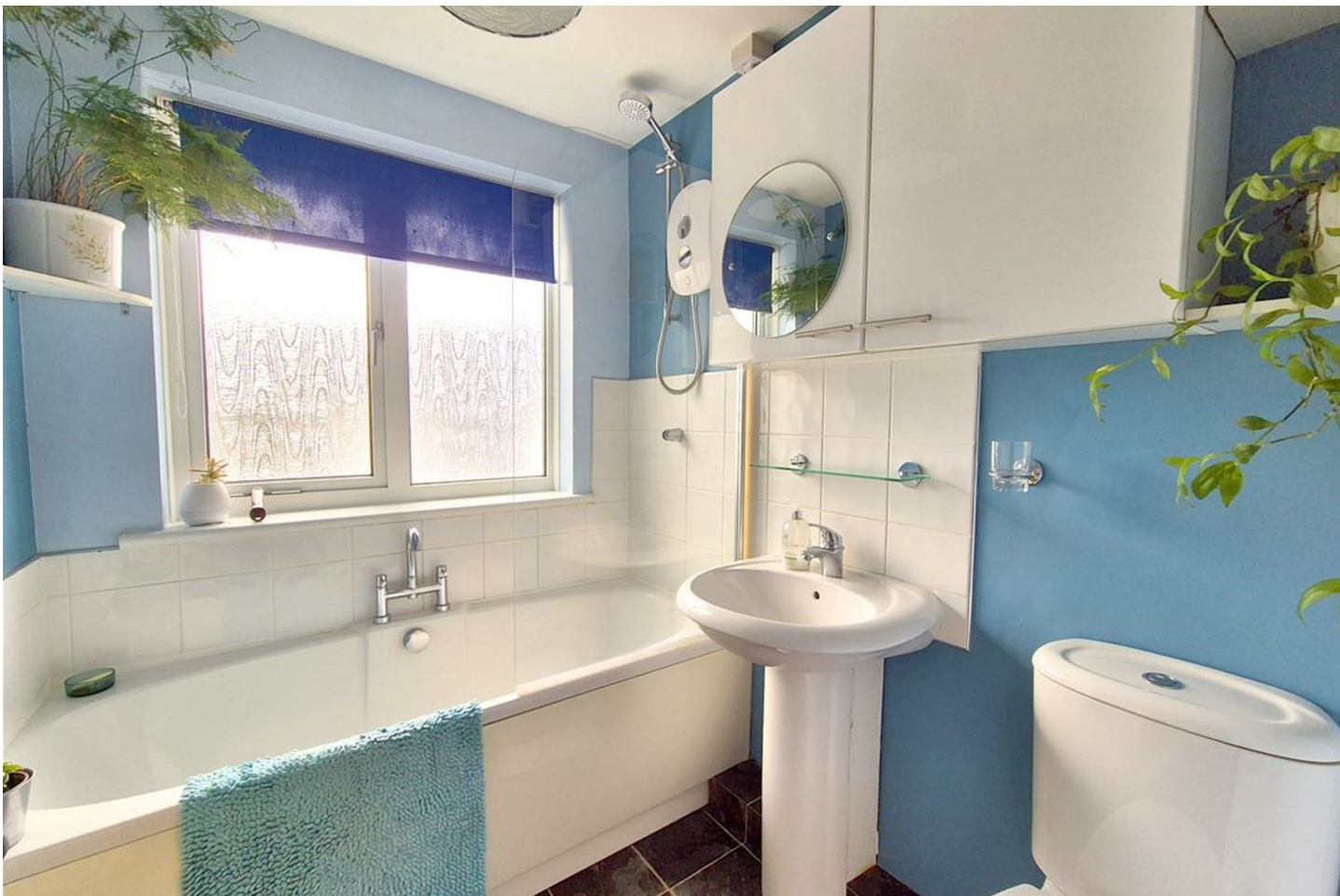
<https://checker.ofcom.org.uk/>

#### DIRECTIONS

From our Porthleven office proceed up Fore Street and at the top of the hill, turn left on to Torleven Road. Follow Torleven Road up the hill passing Porthleven Primary School on your right hand side, past the turning for Penponds Road on your left and over the mini roundabout with Treza Road. Take the next turning on to Tolponds Road and 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 C.

#### **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/>

#### **ANTI-MONEY LAUNDERING**

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

#### **PROOF OF FINANCE - PURCHASERS**

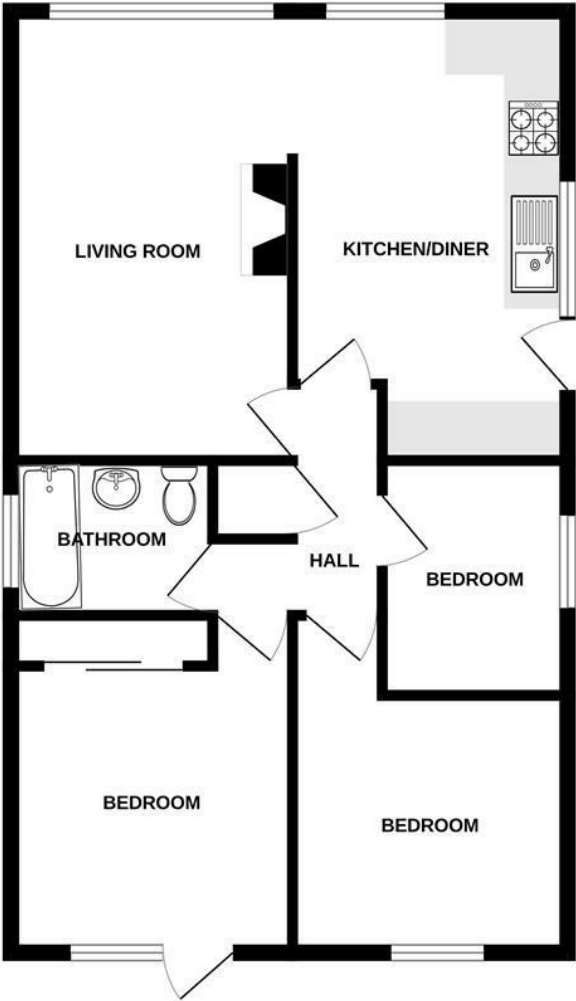
Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

#### **DATE DETAILS PREPARED**

13th May, 2025.



GROUND FLOOR  
658 sq.ft. (61.1 sq.m.) approx.



TOTAL FLOOR AREA: 658 sq.ft. (61.1 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) A		
(81-91) B		81
(69-80) C	70	
(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	

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 fence and gate 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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