



Tom's Net Loft Mounts Road, Porthleven, TR13 9EJ

£475,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

Tom's Net Loft Mounts Road

- TWO BEDROOMS
- FANTASTIC SEA VIEWS
- FRONT LINE POSITION
- REVERSE LEVEL
- HIGH STANDARD
- PIED-A-TERRE
- JULIET BALCONY
- FREEHOLD
- COUNCIL TAX BAND B
- EPC F-34

Beautifully presented throughout, this stunning coastal home boasts a fabulous open-plan living space featuring a stylish sage high-gloss kitchen with granite worktops and integrated appliances. There is ample room to dine and relax, and in the warmer months you can throw open the bifold doors to the Juliet balcony and enjoy your morning coffee while watching the waves roll onto the beach. During the winter months, a log burner adds a cosy touch – perfect for storm watching.

Finished to a very high standard with a host of modern refinements, this property is the ultimate pied-à-terre, just a few feet from steps leading directly down to the beach.

The accommodation in brief comprises a lounge/kitchen/diner with bifold doors and Juliet balcony offering spectacular marine views. On the ground floor are two bedrooms, both with outlooks across the sea at Mount's Bay, and a beautifully presented shower room. Outside, to the front, is a charming sitting-out area – an ideal spot to enjoy the sea air.

A true gem of a property, enjoying an unrivalled marine vista.







Porthleven is a thriving seaside village which has a long beach and a large harbour, around which cluster many highly regarded restaurants, pubs, galleries and shops. The area is known for its beautiful cliff top walks and world class surfing conditions. The village provides amenities to cater for every day needs as well as primary school and doctors surgery. The more comprehensive amenities of Helston are a few miles distance and these include national stores, cinema and sports centra with indoor swimming pool.

THE ACCOMMODATION COMPRISES (measurements approx)

DOOR TO LOUNGE/KITCHEN/DINER

**LOUNGE/KITCHEN/DINER 18'9" x 13'6" (narrowing to 10'9")
(5.72m x 4.11m (narrowing to 3.28m))**

A beautifully presented room commanding coast to coast views of The Lizard and Penwith Peninsulas. Triple glazed bifold doors with Juliet balcony and two windows. Storage cupboard with shoe rack and electricity meter. Wood burner with glass hearth, electric radiator, LED ceiling spot lights and a wooden floor.

KITCHEN AREA

With very attractive high gloss sage units which provide granite working top surfaces incorporating a stainless steel sink unit with mixer taps, cupboards and drawers under, wall cupboards over, attractive under cupboard LED lights, built in fridge, dishwasher, washer/dryer, oven and hob, cooker hood with remote control.

STAIRS DOWN TO BEDROOM ONE

BEDROOM ONE 10'3" x 9' (3.12m x 2.74m)

Again having fine sea views, electric wall heater, LED ceiling lights, built in cupboard with hanging rail and housing immersion heater.

**BEDROOM TWO 9'3" x 8'9" (narrowing to 7'6") (2.82m x 2.67m
(narrowing to 2.29m))**

Having views as bedroom one, electric wall heater, LED ceiling lights.

SHOWER ROOM

With white suite comprising of Villeroy and Boch wash basin, w.c., with concealed cistern, corner shower unit, tiled walls and floor, heated towel rail and extractor fan.

OUTSIDE

Outside to the front there is a sitting out area, where again you can enjoy the wonderful views. There is a useful shed to the rear.

SERVICES

Mains water, electricity and drainage.

DIRECTIONS

From our Porthleven office head out along the harbour to the Town Clock Tower at the end and follow the road up around to the left. Proceed along the road and then take the right hand fork. Proceed along this road and then again take the right hand fork a few years along, Toms Net Loft will be found on the left opposite the steps that lead down to the beach.

VIEWING

To view this, or any other property we are offering for sale, simply call the number on the reverse of these details.

CONSERVATION AREA

We understand this property is located in a conservation area. For details of conservation areas visit Cornwall Mapping and use the Council's interactive map.

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/>

COUNCIL TAX

Council Tax Band B.

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.

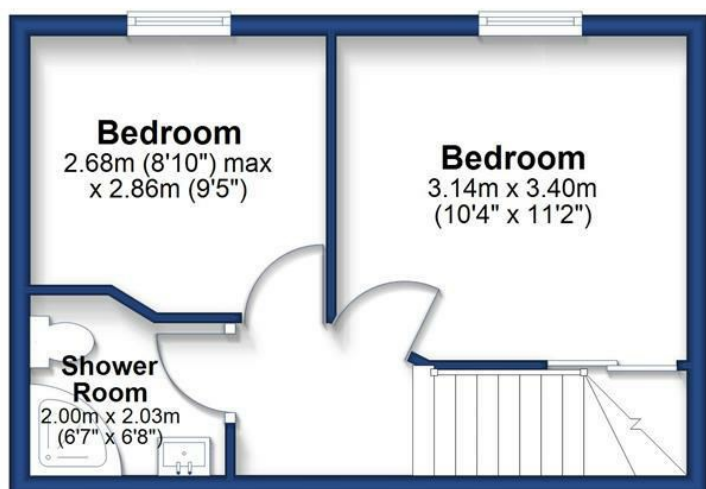
DATE DETAILS PREPARED.

13th August 2025



Ground Floor

Approx. 27.0 sq. metres (290.9 sq. feet)



First Floor

Approx. 27.0 sq. metres (290.9 sq. feet)



Total area: approx. 54.1 sq. metres (581.8 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E		
(21-38) F	34	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Christophers Estate Agents

5 Wendron Street, Helston, TR13 8PT

01326 565566 | property@christophers.uk.com | christophers.uk.com

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