



**1 Methleigh Parc, Porthleven, TR13 9LJ**

**£450,000 Freehold**

**CHRISTOPHERS**  
ESTATE AGENTS

# 1 Methleigh Parc

- THREE BEDROOM DETACHED BUNGALOW
- VIEWS OVER VILLAGE TOWARDS COUNTRYSIDE & THE SEA IN THE DISTANCE
- CUL-DE-SAC POSITION
- SOUGHT AFTER CORNISH FISHING VILLAGE
- GOOD SIZE GARDENS
- DRIVEWAY & GARAGE
- COUNCIL TAX D
- FREEHOLD
- EPC D57







Situated in the highly regarded residential cul-de-sac of Methleigh Parc in the sought after Cornish fishing village of Porthleven is this three bedroom detached bungalow. The residence, which benefits from oil fired central heating and double glazing, enjoys views over the village, towards open countryside and distant sea views. This well proportioned property offers great potential and is conveniently positioned to the heart of the village.

In brief the accommodation comprises of a hall, lounge, dining room, bathroom and 3 bedrooms. To the outside of the residence there are good size gardens which cradle the property whilst to the rear is a pleasant courtyard which is brick laid.

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.

#### **THE ACCOMMODATION COMPRISES (DIMENSIONS APPROXIMAT**

##### **STEPS UP**

to a covered entrance area and door to the hall.

##### **HALL**

With doors to various rooms, access to the loft and two built-in cupboards.

**LOUNGE 14'3" (narrowing to 13'9") x 11'9" (4.34m (narrowing to 4.19m) x 3.58m)**

A dual aspect room with views over the village towards open countryside, Methleigh Farm and out to sea in the distance. There is a feature fireplace housing an open fire (not known if in working order), a tiled hearth with wood mantle over and a local stone surround.

**DINING ROOM 12'3" x 11'3" (3.73m x 3.43m)**

A dual aspect room with outlook to the rear and side with views over the village and out to sea. There is a built-in cupboard.

**KITCHEN 11'9" x 7'9" (3.58m x 2.36m )**

Comprising of working top surfaces incorporating a sink unit with mixer tap over, cupboards and drawers under and wall cupboards over. There are partially tiled walls and a door to the rear garden.

**BATHROOM**

Suite comprising of a bath with shower over, close coupled W.C. and a pedestal wash hand basin. There are tiled walls and a frosted window to the rear.

**BEDROOM 1 13'9" x 9'9" (4.19m x 2.97m)**

A dual aspect room with outlook over others properties towards open countryside, Methleigh Farm down the valley towards Tregonning Hill.

**BEDROOM 2 11'3" x 8;9" (3.43m x 2.44m;2.74m)**

With outlook to the side.

**BEDROOM 3 9'9" x 9' (2.97m x 2.74m)**

With outlook to the front.





#### **OUTSIDE**

Accessed from Mill Lane is a driveway which provides parking and leads to a garage. Gardens run around the residence and comprise of lawned areas and well established plants and shrubs. To the rear of the property is a courtyard which is brick laid and access to the rear of the garage.

#### **GARAGE**

Having an electrically remotely operated garage door, water and space for utilities including washing machine. The garage has a power connection.

#### **DIRECTIONS**

what3words

vans.makeup.nerves.

#### **COUNCIL TAX**

Council Tax Band - D.

#### **SERVICES**

Mains electricity, water and drainage.

#### **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.

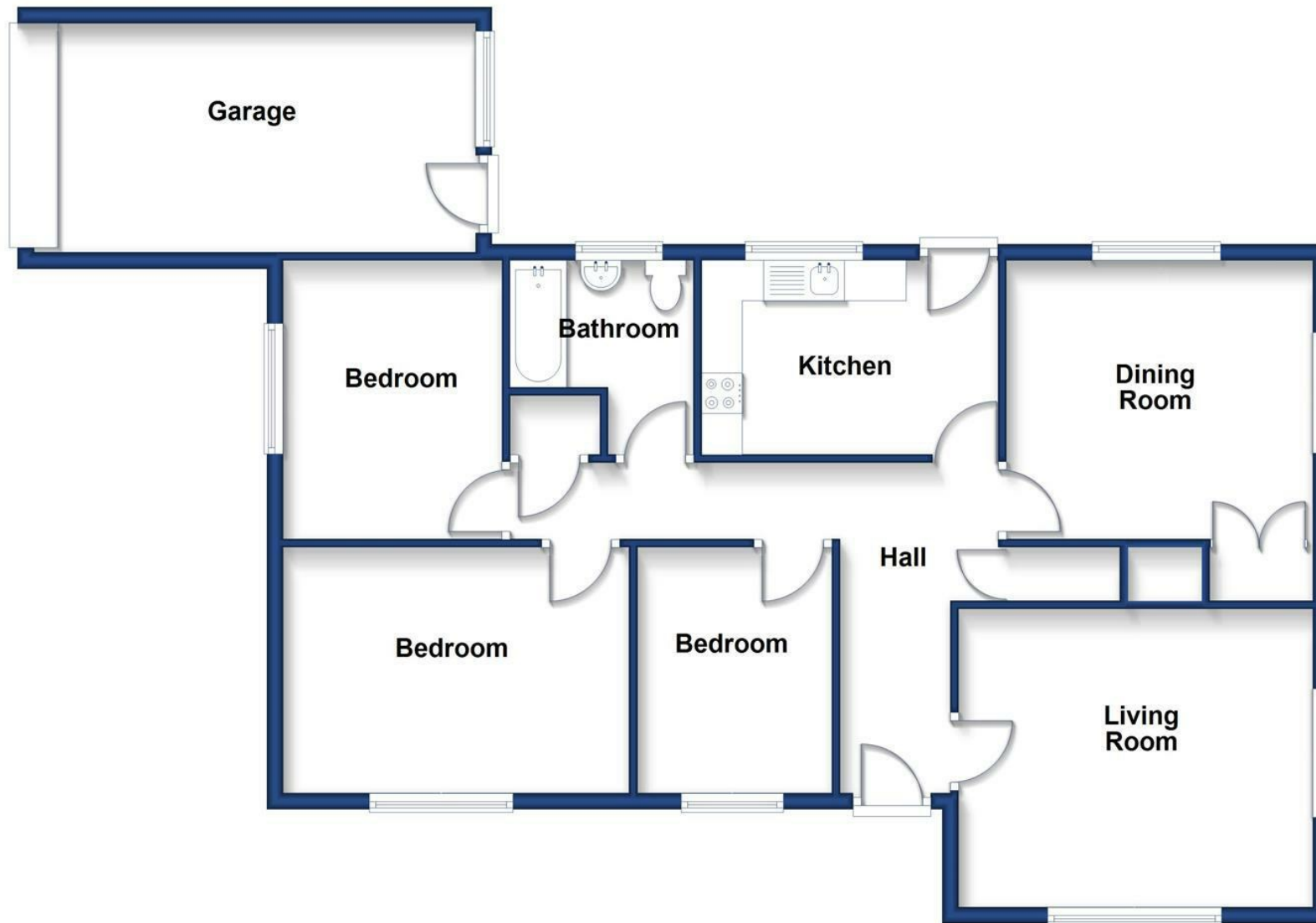
#### **DATE DETAILS PREPARED.**

27th October 2025.



## Ground Floor

Approx. 105.8 sq. metres (1138.3 sq. feet)



Total area: approx. 105.8 sq. metres (1138.3 sq. feet)



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (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 energy efficient - higher running costs |         |                         |
|                                             | 57      | 72                      |
| 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 (e.g. 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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