

Christophers



An opportunity to purchase a detached property enjoying panoramic sea views which has the benefit of planning for three dwellings, set in the ever popular coastal village of Porthleven.



Treleigh House is currently configured as a detached residence which is split into two, two bedroom self contained apartments. Both apartments benefit from double glazing and oil fired heating. Outside there is parking for several vehicles, a stone chipped garden area to the front aspect and garden areas to the side.

The site currently benefits from planning permission which, if implemented, would entail replacing the existing detached residence with a modern and contemporary detached house together with a pair of semi detached properties. These will all be constructed over three floors so as to capture the scintillating sea views across Mounts Bay and out towards the Lizard Peninsula.

Equally a prospective purchaser may choose to retain the existing property and refine it to reflect their own particular requirements.

In brief, the proposed redevelopment provides for three, three storey properties, each of which we understand, will feature an attractive part exposed stone facade, slate tiled roof, painted rendered external elevations, double glazing and off road parking.

Plot 1 - A four bedroom (two en suites) executive residence with a focus on open plan and contemporary living on the second floor. Allocated parking.

Plot 2 - A semi detached, four bedroom (master en suite) house with open plan living space on the second floor and allocated parking.

Plot 3 - A three bedroom (master en suite), semi detached house with open plan living space on the first floor, garage and allocated parking.

The site is situated just a few moments from the beach and from the harbour side of this bustling and ever popular village.

Porthleven is a vibrant, picturesque fishing village and is 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, Public Houses, galleries, supermarket, doctors' surgery and a well regarded primary school.

THE ACCOMMODATION COMPRISES (MEASUREMENTS APPROX)

GROUND FLOOR APARTMENT

HALF GLAZED UPVC ENTRANCE DOOR

Leads in to

LOUNGE/DINING ROOM 7 X 3.4 (NARROWING TO 3) (22'11" X 11'1" (NARROWING TO 9'10"))

A generously sized double aspect room enjoying wonderful, elevated sea views with a sliding patio door to the front garden area. Stone fireplace with wooden display shelf above, ceiling lights, sliding door to shower room and opening to

KITCHEN 2.3 X 1.9 (7'6" X 6'2")

A fitted kitchen providing a selection of base and wall units together with granite effect work surfaces and tiled splashbacks. There is an inset stainless steel sink unit and drainer with mixer tap over, inset electric hob, oven below and hood over. Space for washing machine and fridge. Ceramic floor tiles, wall mounted electric consumer unit and ceiling spotlights. Doors off to both bedrooms, sliding door to.

SHOWER ROOM 2.1 X 1.6 (MAXIMUM) (6'10" X 5'2" (MAXIMUM))

White suite comprising fitted corner shower unit with Mira electric shower over, low level w.c. and pedestal wash hand basin. Part tiling to walls with ceramic floor tiling, obscured window to rear aspect and extractor.

BEDROOM ONE 3.5 X 2.7 (11'5" X 8'10")

Double bedroom with fabulous sea views and benefitting from a built in wardrobe.

BEDROOM TWO 3.6 X 2.9 (11'9" X 9'6")

Built in wardrobe and a window to the rear aspect.

OUTSIDE

There is driveway parking for several vehicles. The gardens to the property lay predominantly to either side, areas of which are overgrown and would benefit from clearance and/or cultivation. To the front of the ground floor apartment is a stone chipped area which would provide a pleasant spot from which to relax outside and enjoy the views. There is an outside tap and oil tank.

BOILER ROOM 3.2 X 1.1 (10'5" X 3'7")

Accessed externally from the front, the room houses a Worcester oil fired boiler, power, light and water.

WORKSHOP 6.2 X 4.6 (20'4" X 15'1")

Generous open space accessed from the side aspect and benefitting from power.

FIRST FLOOR APARTMENT

GALVANIZED STEEL STAIRCASE

Leads to a generously sized balcony with enclosed glass panels providing truly scintillating sea views beyond other properties across Mounts Bay and beyond. A perfect place to relax and unwind.

THE ACCOMMODATION COMPRISES (MEASUREMENTS APPROX)

UPVC DOOR

Leads to

KITCHEN/DINING AREA 4.8 X 3.3 (MAXIMUM) (15'8" X 10'9" (MAXIMUM))

Comprising a modern fitted kitchen with a selection of base and wall units, granite effect work surfaces, tiled splash backs and surround. In addition there is an inset stainless steel sink with drainer and mixer tap over. There are a range of integrated appliances including a fridge, freezer, dishwasher, washing machine and electric cooker with an inset hob and extractor over. Finally there is inset spotlighting and a ceramic tiled floor. Door to

INNER HALLWAY

Well proportioned with large airing cupboard which incorporates a loft hatch, hot water cylinder, slatted shelving and small cupboard. Opening in to

LOUNGE/DINER 7 X 3.5 (22'11" X 11'5")

Wonderful triple aspect room configured to make the most of the panoramic coastal outlook. The fireplace and electric fire acts as a focal point for the room which also has spotlighting and wall lights.

BEDROOM ONE 4.1 X 3.9 (13'5" X 12'9")

Double bedroom with magnificent dual aspect sea views and a built in wardrobe with sliding doors.

BEDROOM TWO 4.2 X 3 (13'9" X 9'10")

Double bedroom with window taking in the view towards Cudden Point and the rugged Cornish coastline beyond. There is a built in wardrobe with sliding doors.

BATHROOM 2 X 1.6 (6'6" X 5'2")

Modern suite comprising panel bath with Mira electric shower over, pedestal wash hand basin and low level w.c.. The floors and walls are tiled and there is an electric shaving point and spotlighting. An obscured glass window looks out to the rear aspect.

AGENTS NOTE ONE

The property has a benefit of Cornwall Council planning permission, application number PA17/10088. The Purchaser and/ or their representatives should satisfy themselves as to the full extent of the said permission.

AGENTS NOTE TWO

We have been advised by the vendors that the two apartments have formerly been rented at a monthly rental of £525 for the ground floor apartment and £725 for the first floor apartment.

AGENTS NOTE THREE

EPC - TOP FLAT = D60

EPC - BOTTOM FLAT = D62

SERVICES

Mains water, drainage and electricity.

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 along the harbour side passing The Harbour Inn on your left and out to the clock tower. Follow the road around the clock tower and proceed up Cliff Road, taking the left hand fork and following the hill up. The property can be found on the corner of Shrubberies Hill and Peverell Terrace and can be identified by our For Sale Board

ANTI MONEY LAUNDERING REGULATIONS - PURCHASERS

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

9th September 2020

TRELEIGH HOUSE PEVERELL TERRACE, PORTHLEVEN, CORNWALL, TR13 9DZ PRICE GUIDE £695,000

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.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

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

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