



Surf Cottage Loe Bar Road  
Porthleven, Helston TR13 9ER











# Surf Cottage Loe Bar Road Porthleven, Helston TR13 9ER

Nestled just seconds from the beach, this two-bedroom coastal abode offers the quintessential seaside lifestyle. Immerse yourself in the soothing sights and sounds of the sea, as waves roll into the shore, right from the comfort of your own home. With a private paved seating area with sea views perfect for coastal dining and a double garage this is an incredible opportunity to own a piece of coastal paradise.



What sets this property apart is not just its stunning location and the remarkable package on offer but also the ease of acquisition it offers. With vacant possession and no onward chain, you can swiftly make this tranquil haven your own, embracing the beachside lifestyle you've always dreamed of.



The Mather Partnership, 25 Meneage Street, Helston, TR13 8AA

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GUIDE PRICE £399,950

#### LOCATION

This property enjoys a wonderful position commanding fantastic sea views and being just moments from the beach and within easy walking distance of all that the village has to offer. Porthleven is a vibrant village offering an array of quality restaurants and cafes as well as day to day facilities to include a supermarket, primary school and doctors surgery. With a gorgeous traditional working harbour and beach as well as a world class surf break, this is a super and much sought after location.

#### ACCOMMODATION

As you enter, be greeted by a light-flooded open-plan living space, generously bathed in natural light thanks to its triple aspect design. The well-equipped kitchen seamlessly integrates into this space, allowing you to prepare delicious meals while staying connected

with your guests. After dinner, unwind and relax while watching the waves roll in, creating a serene ambiance that rejuvenates the soul.

Venture to the first floor, where a generously sized master bedroom awaits at the front of the property, offering wonderful views of the ocean stretching out to the horizon. The rear of the property hosts another spacious bedroom, perfect for family, guests, or transforming into your ideal workspace. A modern ground floor bathroom completes this coastal retreat.

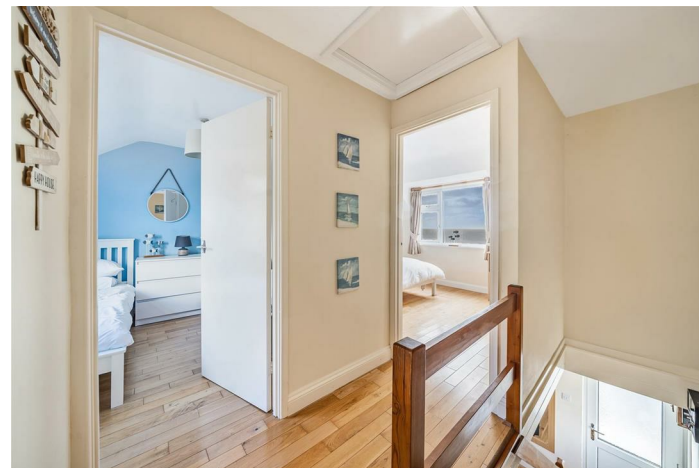
#### OUTSIDE

One of the standout features of this property is the paved seating area at the front, overlooking the sea. This idyllic spot is tailor-made for alfresco dining, allowing you to savor your meals with the backdrop of the sea, creating unforgettable dining experiences.

Adding unparalleled convenience to this coastal gem is a double garage located below the property, providing ample space for your vehicles and storage needs. Say goodbye to parking woes and hello to the luxury of a secure private space for your vehicles right at your doorstep.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>90</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>		<b>35</b>	
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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 environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



## SERVICES

Mains electricity, water and drainage. Council Tax Band B.

## PROOF OF FINANCE

Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.

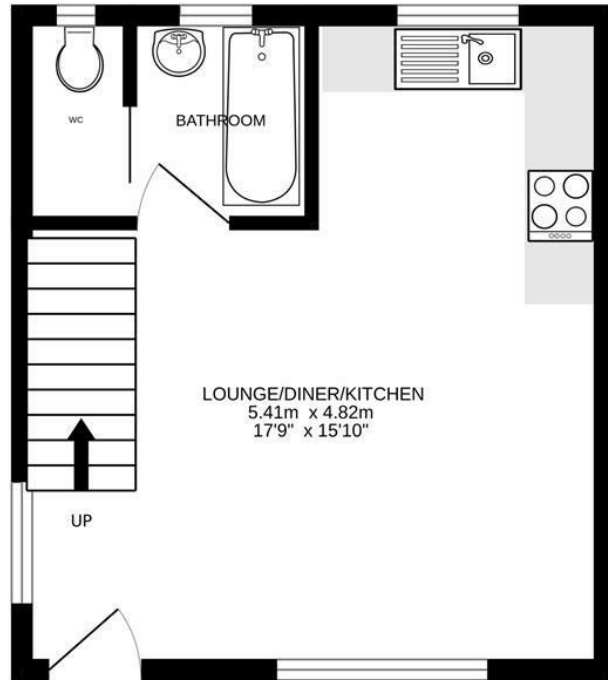
## ANTI-MONEY LAUNDERING REGULATIONS - PURCHASERS

It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

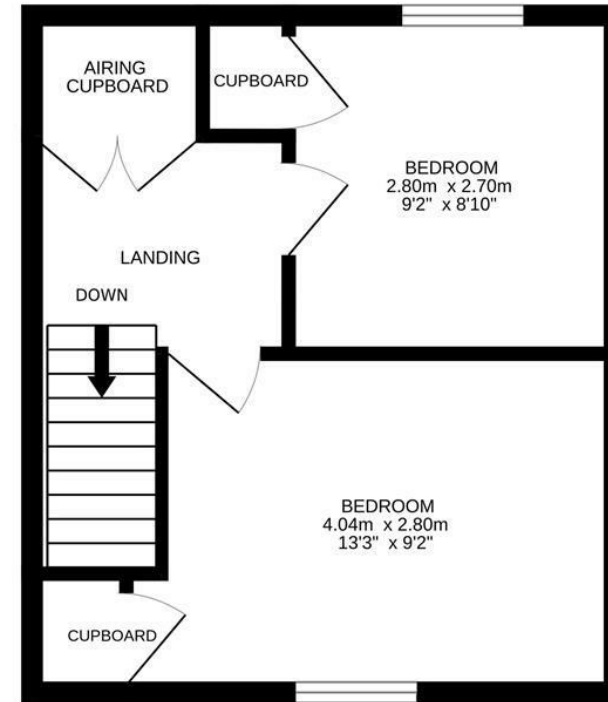




GROUND FLOOR



1ST FLOOR



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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The Mather Partnership advises that whilst we endeavour to ensure that our sales particulars are accurate and they are produced in good faith, they are produced as a general guide only and do not constitute any part of a contract. If there is any aspect of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. No person in the employment of this company has any authority to give any representation of warranty in relation to the property. Please note that none of the services, appliances, heating, plumbing or electrical installations have been tested by the selling agent. Also, if double glazing has been mentioned, the purchaser is strongly advised to satisfy themselves as to the amount of double glazed units in the property.



