

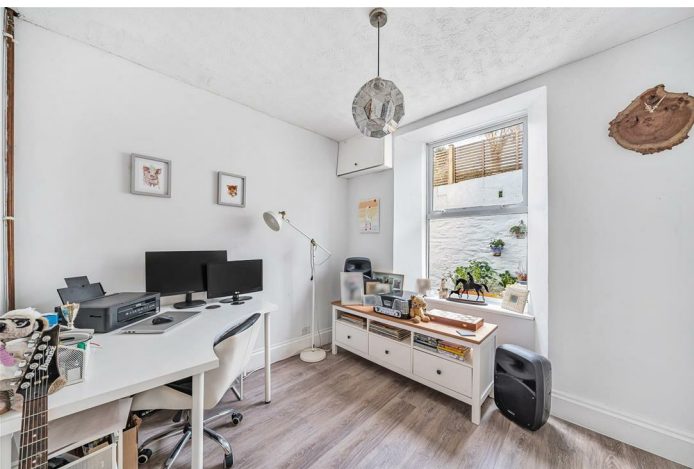
The Manse Peverell Terrace Porthleven, TR13 9DZ





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A spacious and elegant home by the sea. Welcome to this handsome traditional double-fronted four bedroom, three reception room property, meticulously restored by its current owner to seamlessly blend the luxuries of modern living with timeless charm and character. With its spacious and versatile layout, impeccable presentation, and outstanding views, combined with a generous plot, this property is equally well-suited as a permanent residence or a holiday investment. Offered with no onward chain, it invites you to step into a world where modern comforts blend with timeless elegance.



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

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Guide Price - £735,000

Location

This property enjoys a wonderful position being both tucked away and at the same time close to the beach and all that the village has to offer and enjoying some fabulous sea views. 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

Entering via the practical entrance porch, step through to the hallway which opens out onto both the dining and sitting rooms with beautiful hard flooring creating a delightful flow throughout the ground floor accommodation.

The front of the property boasts a fabulous dining room with a large window overlooking the sea, creating an idyllic setting for hosting dinner parties with a breathtaking view. In the evening, retreat to the sitting room and cosy up by the log burner, the perfect spot to unwind. For those who need a dedicated

workspace or a hobbies room, there's an additional reception room on the ground floor.

The kitchen is a highlight of the property, tastefully re-fitted in a classic style with gorgeous stone worktops, integrated appliances, and a convenient breakfast bar. A sunroom at the rear adds versatility to the space, serving as additional storage or a studio area. The ground floor is completed with a utility room, ideal for the practicalities of daily life, and a convenient gardeners loo and shower, perfect for post-beach visits.

Ascend the beautiful staircase to the first floor, where a light and spacious landing provide access to all rooms. Two fabulous double bedrooms at the front offer stunning sea views, creating a picturesque scene for Sunday morning coffee in bed. Additionally, there's a single bedroom with equally enchanting views and a dual-aspect double bedroom to the rear, providing both garden and sea views. The first floor is rounded off with an utterly luxurious bathroom, offering a serene space to de-stress or refresh.

Outside

The property sits on a generous plot, featuring various garden areas and a pretty patio garden at the front, perfect to watch the surfers on the reef and for enjoying summer sunsets. The main gardens at the





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			
		43	80
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

rear include a lush lawn, planted areas, and a superb sun terrace – an ideal spot for sunbathing or enjoying a drink while basking in the evening sun.

Services

Mains electricity, water and drainage, oil fired central heating.

Council Tax Band - D

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 will inform you of the process once your offer has been accepted.

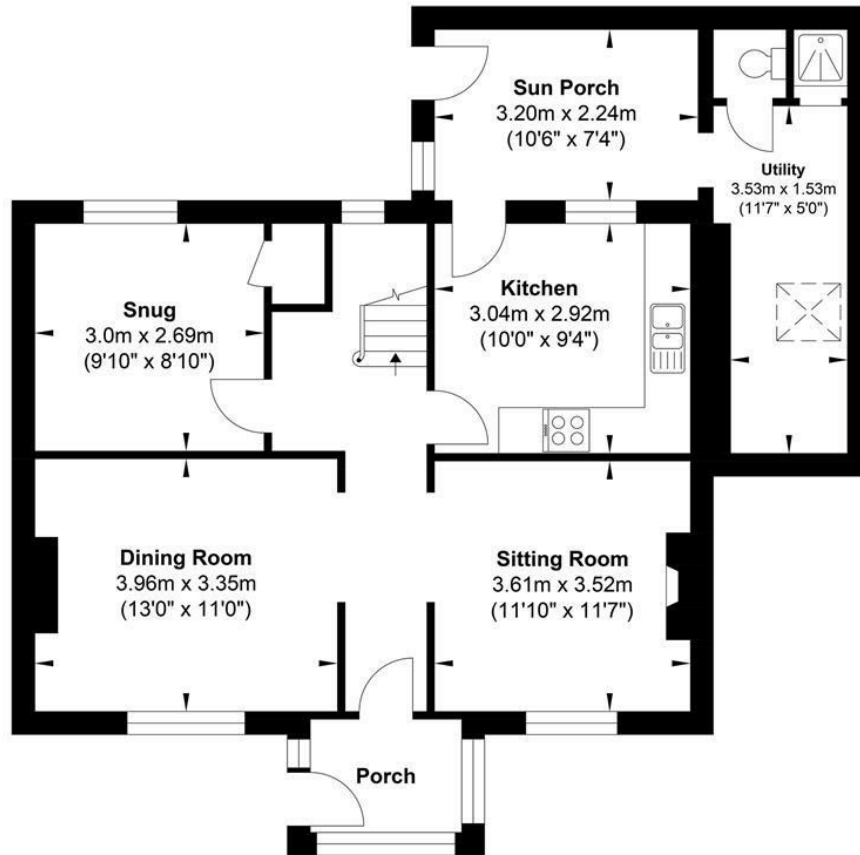
Proof of Finances

Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

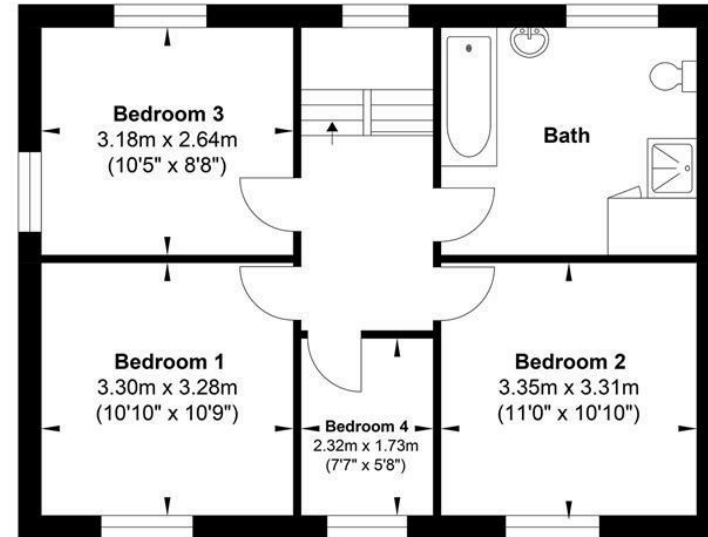
Broadband & Mobile Phone Coverage

To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>





Ground Floor



First Floor

Gross Internal Floor Area : 129.57 m2 ... 1394.68 ft2

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

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.

