

12 The Crescent
Porthleven, Cornwall TR13 9LU







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Welcome to this stunning four bedroom detached house which epitomizes luxury living with its impeccable finish and thoughtful design. Step into the entrance hallway, flooded with natural light, and be greeted by the graceful oak staircase leading to the first floor. The heart of this home lies in the meticulously planned kitchen/diner, an ideal space for social gatherings with friends and family. Thoughtfully equipped with high end appliances, including a boiling tap and electrical appliances, the kitchen boasts a large stone worktop providing ample preparation space. Connected seamlessly to the dining area, it offers a perfect setting for shared meals and memorable moments. Sliding doors and skylights adorn the space, flooding it with natural light and seamlessly blending indoor and outdoor living, extending onto the rear garden. A practical utility room ensures that no storage space is compromised in the kitchen, offering additional convenience and organisation. There are three double bedrooms, each offering versatility and comfort. One of these bedrooms provides great flexibility, perfect for anyone needing a home office or extra reception room. A modern shower room completes this level, offering convenience and style. Ascend the stairs to the breathtaking living room, designed to fully maximise the views towards the harbour and clocktower. Here, you can unwind and soak in the picturesque sunsets and stormy waves in the distance. Flooded with natural light and offering ample space for various seating arrangements, it is a great area to relax. The feeling of connectivity resonates throughout the property, with a mezzanine area overlooking the kitchen/diner, adding an element of openness and fluidity. The master bedroom offers a haven of privacy and elegance, enhanced by its own bathroom and separate dressing room, providing a luxurious retreat within the home. The enclosed rear garden enjoys a raised lawned area and decked area perfect for outdoor seating.



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OFFERS IN EXCESS OF £900,000

Location

This property enjoys an excellent position being within easy reach of the harbour and village centre yet at the same time in a quieter and more residential location. 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

Entrance Hallway
Kitchen/Diner
Utility Room
Study/Bedroom Four
Bedroom Three

Shower Room
Bedroom Two
Stairs to First Floor
Living Room
Master Bedroom with Ensuite and Dressing Room

Outside

The enclosed rear garden boasts a decked area perfect for outdoor seating and entertainment, alongside a raised lawned area ideal for relaxation and play. Mature shrubs border the property, providing privacy and tranquility, while a cleverly converted shed serves as a convenient BBQ station.

Garage

with electricity and water connected and electric garage door.

Parking

The blocked paved driveway provides off road parking for several vehicles.





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			
		64	79
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

Services

Mains electricity, water and drainage. Oil Fired Central Heating.

Council Tax Band-D

Broadband and 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/>

Anti Money Laundering Regulations - Purchasers

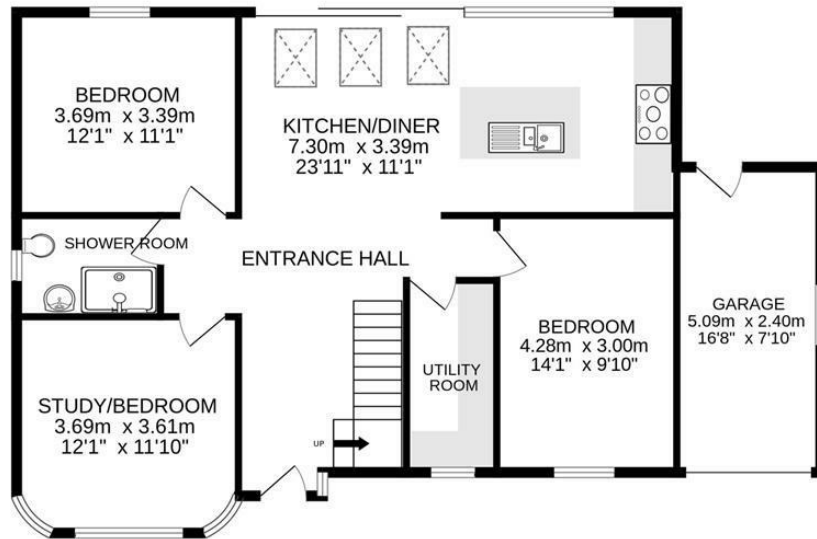
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

Proof of Finances- Purchasers

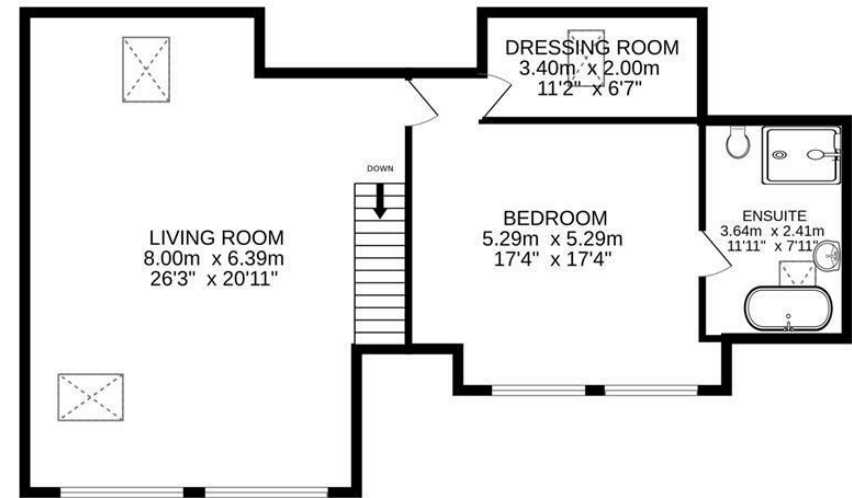
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.



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 test themselves as to the amount of double glazed units in the property.

