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PARTNERSHIP
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FOR SALE

**Clocktower Horizon Torleven Road
Porthleven, TR13 9AQ**







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What an opportunity! Introducing an exquisite opportunity to indulge in coastal luxury living – a stunning four double bedroom new build property with gardens and parking, newly completed and nestled within the charming village of Porthleven. This exceptional home is poised to offer an unparalleled lifestyle, perfectly harmonising spacious design, captivating views, and the finest in modern design and comfort all within easy reach of the village and harbour. The property has been designed with reverse level accommodation to maximise the views that stretch across the village to the iconic clocktower and out to sea. Built by a discerning local developer that specialises in high quality single unit and small developments, a further asset for your peace of mind is the 10 year full structural warranty provided by ABC+.



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

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GUIDE PRICE - £595,000

LOCATION

This property will enjoy a wonderful, slightly elevated position in a residential area, providing a peaceful environment in which to reside but just moments from the Harbour Head and all that this bustling harbourside 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

The first floor open plan living space seamlessly blends functionality with aesthetics. The Nolte German Kitchen, a pinnacle of modern design and quality, graces the heart of the home, providing both a culinary haven and a stylish focal point. This effortlessly flows into a capacious dining area, perfect for entertaining and creating memories with loved ones. The generous living space, bathed in natural light, offers a sanctuary for relaxation with friends and family with fabulous views towards the iconic clocktower and the sea beyond.

The ground floor offers a haven of tranquility with four indulgent double bedrooms, each a private retreat in itself. The master bedroom, complete with an en-suite bathroom, exudes luxury and comfort, providing a haven for relaxation. A well-appointed family bathroom caters to the needs of both family and guests, ensuring convenience and a touch of opulence. Additionally, a practical utility room adds a touch of functionality.

OUTSIDE

Stepping outside, the property continues to delight, a patio area beckons for al fresco dining and relaxed gatherings, while two expanses of lawned garden offer a serene oasis to unwind and connect with nature. Ample parking ensures your convenience, catering to the needs of modern living. Please note, the outside photos show computer generated grass in the images. Grass seed has been laid.

INTERNAL SPECIFICATION

LVT flooring fitted to entrance hallway, kitchen, living and dining areas with premium quality carpets fitted to the bedrooms. Oak veneer internal doors with contemporary chrome furniture and integral locking to bathrooms and oak staircase with glazed balustrades. Energy efficient white recessed led spotlights throughout. Anthracite grey uPVC windows and doors throughout with a feature picture window in the living space showcasing views of the clocktower and sea and a tall triangular window in the stairwell and double doors leading from the master bedroom to the patio. The property has been designed to be energy efficient with high levels of insulation and warmed by an air source pump with underfloor heating throughout, additionally benefitting from recessed solar panels and a mechanical ventilation heat recovery system.

The kitchen is fitted with Nolte cabinets, the second largest kitchen manufacturer in Germany, an efficient and innovative company standing for the highest quality standards. Finishing touches include featured integrated led lighting and a four person breakfast bar, waterfall white stone worktops with upstand as well as a Clearwater Magus 3 in 1 boiling hot water tap. AEG integrated appliances fitted to include a sense cook pyrolytic multifunction oven with touch controls, warming drawer, microwave and grill, induction hob with extractor, larder fridge and freezer, wine cooler and dishwasher. The utility room offers useful storage space and room for appliances - a washing machine and tumble drier. There is an exterior access door from the utility room to the rear garden. All bathrooms enjoy sanitaryware sourced from Armera, a Wiltshire based company founded on precision engineering. Armera harnesses detail in design and offers fully considered products with form and function in mind offering a complete and seductive finished project.

EXTERNAL SPECIFICATION

The property is finished with grey stone cladding with contrasting white render to the front and the side and enjoys external downlighting to the front, side and rear. A Porcelain tiled path runs alongside the property into the rear garden and a porcelain tiled patio area is accessed from the master bedroom and utility. Anthracite grey fascias and guttering, slate tiled room. Outside tap.

WARRANTY

Full 10 year structural warranty to be provided by ABC+





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	

SERVICES

Mains electricity, water and drainage. Air source heat pump with underfloor heating system throughout. Satellite dish for Sky Q, Open reach fibre broadband. The property also benefits from recessed solar panels and mechanical ventilation heat recovery system. Council Tax Band not yet allocated.

RESERVATION FEE

On acceptance of an offer, the purchaser will be required to pay a non refundable £2,500 reservation fee. Once this has paid and received by our clients, the property will be marked as 'sale agreed' and no further viewings will take place. The timescales for exchange of contracts will also be determined at the point of an offer being accepted.

PROOF OF FINANCE - PURCHASERS

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.

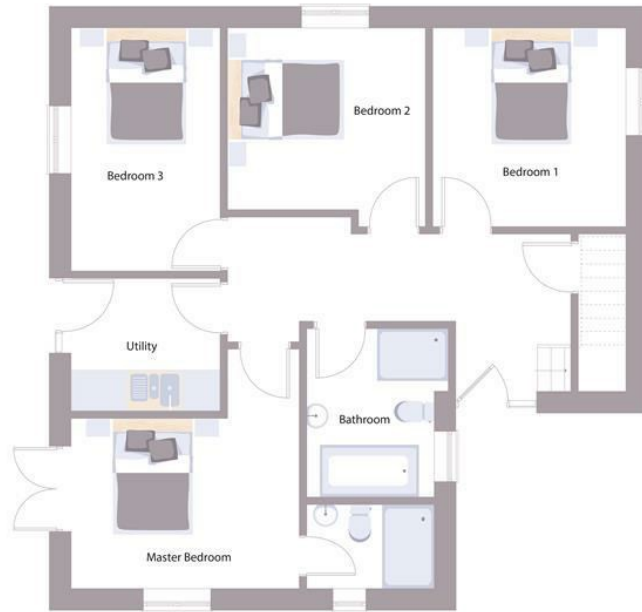
ANTI MONEY LAUNDERING REGULATIONS – PURCHASERS

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.

BROADBAND AND MOBILE PHONE COVERAGE

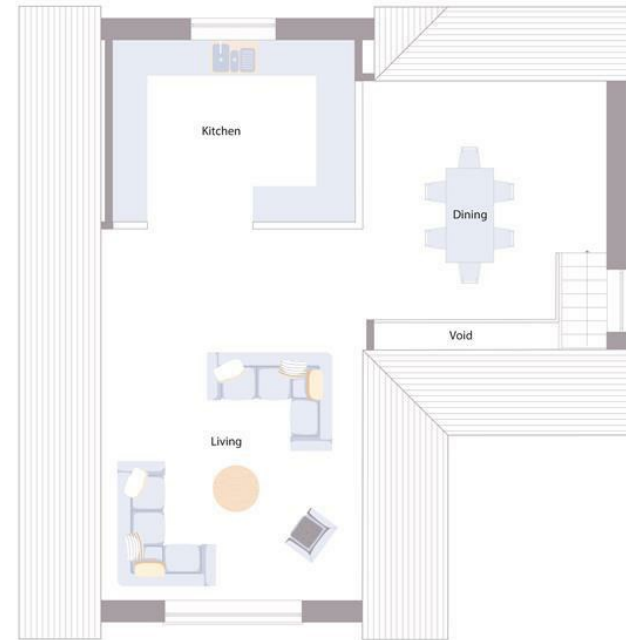
To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>





Ground Floor

Master Bedroom	3900 x 3000
Master Ensuite	2400 x 1500
Bedroom 1	3400 x 3300
Bedroom 2	3400 x 3100
Bedroom 3	4200 x 2600
Bathroom	2900 x 2400
Utility	2600 x 2200



First Floor

Kitchen	4300 x 3300
Living Area	6400 x 5400
Dining Area	4200 x 4100

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.

