

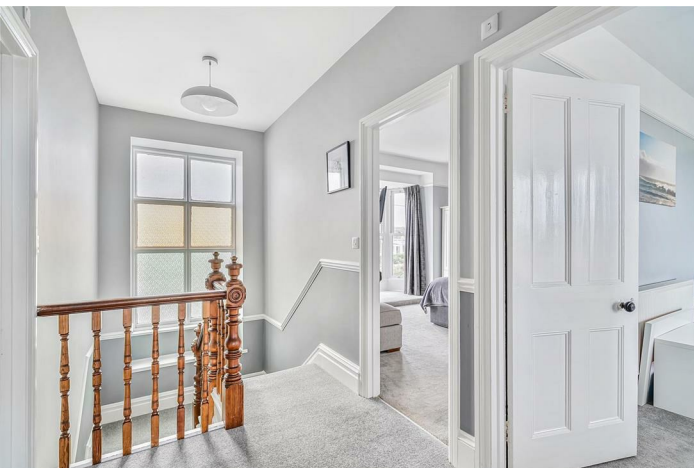
# The Vicarage, Pendeen Road Porthleven, TR13 9AL











# The Vicarage, Pendeen Road Porthleven, TR13 9AL

Nestled on the charming Pendeen Road in Porthleven, this stunning detached period property is a true gem waiting to be discovered. Boasting not just one, but two reception rooms and four spacious bedrooms with master en-suite, this house offers ample space for comfortable living. As you step inside, you'll be greeted by the beautifully presented interior that seamlessly blends modern touches with a wealth of original features, thanks to the meticulous renovation by our clients. The property exudes character and charm at every turn, making it a truly special place to call home. One of the standout features of this property is the incredible sea and harbour views that can be enjoyed from various vantage points within the house. Imagine waking up to the sight of the sun rising over the glistening waters or unwinding in the evening with a picturesque sunset as your backdrop. In addition to the main house, there is a one-bedroom annexe that not only adds to the overall charm of the property but also provides the opportunity for additional income - a perfect blend of convenience and practicality. Outside, the good-sized gardens offer a tranquil retreat where you can relax and soak in the beauty of the surroundings. The presence of a summer house further enhances the outdoor living experience, providing a lovely space to entertain guests or simply enjoy some quiet time amidst nature. If you're looking for a home that combines history, modern comfort, and breathtaking views, then look no further. The Vicarage is a rare find that promises a lifestyle of serenity and elegance.



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

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**Guide price - £995,000**

**Location**

The property occupies a good size plot in an elevated position, enjoying views over the harbour and to the sea. 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 porch 5'10 x 3'6

Living room - 13' x 12'3 (16' max into bay window)

Kitchen dining room- 23'8 x 12'9

Lean to - 13'7 x 5'8

WC - 5'4 x 4'10

Reception room - 12'6 x 11'

Utility room - 11'10 x 7'4

Larder room - 8'9 x 5'

Master bedroom - 12'7 x 12'3 (16' max into bay window.)

Bedroom 2 - 13'5 x 12'3 (16' into bay window.)

Bedroom 3 - 13' x 11' (14'6 into bay window.)

Bedroom 4 - 8'9 x 7' (10'8 into bay window.)

Bathroom - 11' x 7'4

Garage - 26'2 x 9'11 (Shortening to 17'2.)

Summer house - 12'5 x 9'1

**Outside**

The property benefits from wonderfully presented gardens wrapping around the main house. To the front elevation is a good size lawn with timber decking also featuring a timber summer house. The side and rear gardens feature planted beds and timber sheds.

**Garage**

Good size garage with roller door to the front, fitted with power & light.

**Annexe**

The property benefits from a one bedroom annexe, that our clients currently utilise with Air B&B. Gross figures are available on separate request.

**Services**

Mains water, electricity and drainage. Oil fired central heating (external boiler).

Tenure - Freehold title.

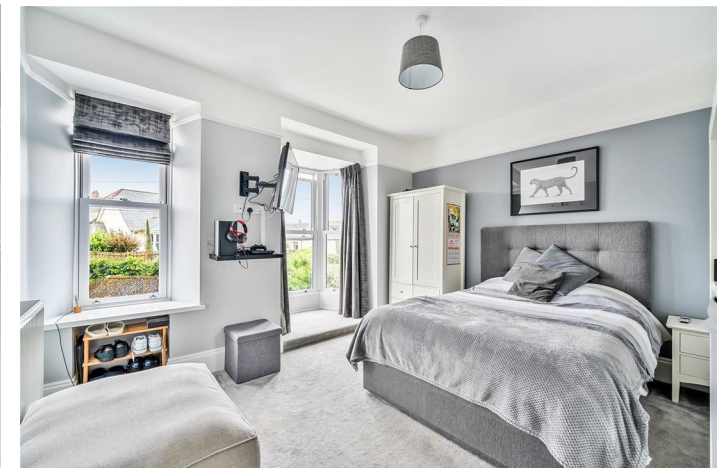
**Agents note**

The Vicarage has a vehicular right of way over the driveway of the neighbouring property to access its garage, and a pedestrian right of way into their rear gate.

**Agents note two**

There is an overage on the property that if the garden is developed and a separate dwelling built, a % of the value of that development has to be paid to the Diocese of Truro. Our clients have informed us that it is 80%.

**Council Tax - Band E**







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	72
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



**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/>







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.



