

5 Sunnybank

Porthleven, TR13 9EP





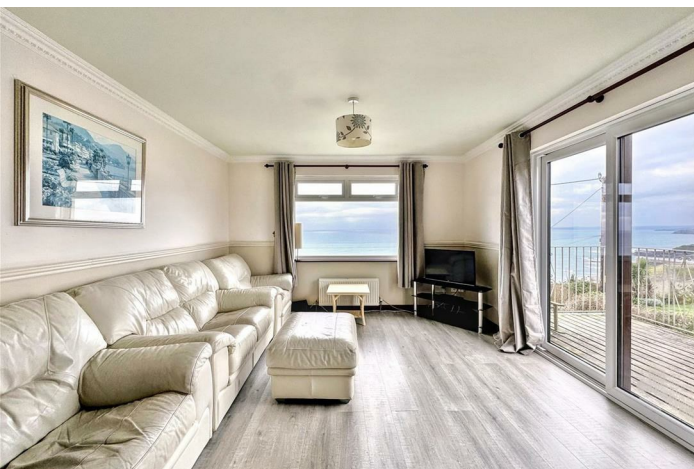


5 Sunnybank Porthleven, TR13 9EP

This spacious three storey, five bedroom detached house enjoys wonderful sea views and is perfectly positioned to take full advantage of its stunning location. Most of the bedroom accommodation is on the ground floor, providing a serene and peaceful start to the day. The first floor is dedicated to the main living spaces, designed to make the most of the beautiful coastal setting.

The kitchen/diner offers plenty of storage and workspace, creating a practical and welcoming area for cooking and dining. The living room, with patio doors leading out to a balcony, boasts lovely sea views and is a perfect spot to relax or entertain. A separate snug offers flexibility, whether as a dining room, additional lounge, or playroom, giving you options to suit your lifestyle. From the hall, stairs lead to a very large master bedroom with a private en-suite and walk in wardrobe.

Outside, the property benefits from a wrap around lawned garden and patio area, ideal for soaking up the coastal surroundings. Completing the package is a double garage, offering ample space for vehicles or potential use as a workshop. While the property could benefit from some updating, it presents a fantastic opportunity to create your dream home in an enviable location.



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Guide Price- £875,000

Location

This property enjoys a wonderful position commanding fantastic sea views and stunning sunsets. The location is perfect for families being close to the primary school and within easy reach 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.

Double Garage

A large double garage with up and over garage door.

Parking

Driveway parking for several vehicles is provided in front of the double garage.

Garden

The property is enhanced by generous sized gardens which wrap around the property. The gardens are enclosed, provide a sunny aspect and are mainly laid to lawn. The gardens take full advantage of the stunning sea views on offer. This picturesque wrap around lawned garden offers a tranquil oasis for outdoor relaxation and entertainment. Whether you are looking to enjoy a peaceful morning cup of coffee or entertain guests in the evening, this garden is a perfect setting.

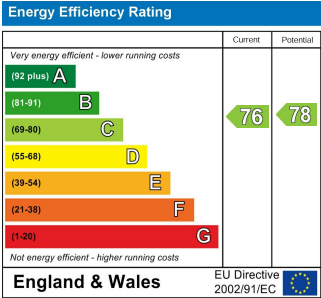
Services

Mains water, drainage and electricity. Oil Fired Central Heating. Owned Solar Panels

Council Tax Band

The property is currently used as a holiday let so no council tax banding applies.





Agents Note

Our client has advised that the property is accessed via a driveway which is shared with one other house.

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

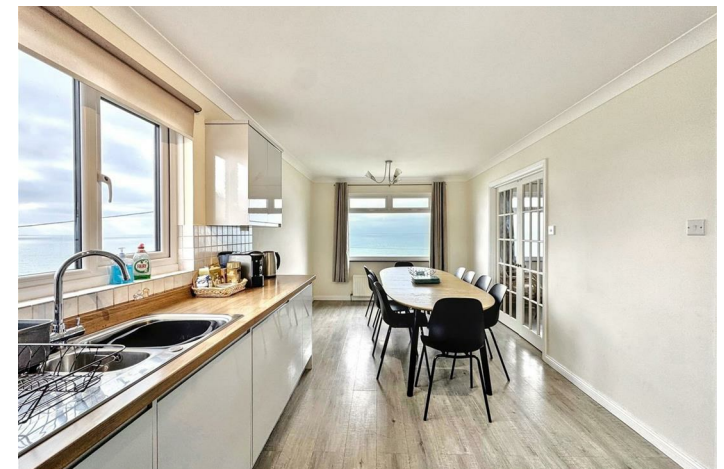
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

Broadband & Mobile Phone Coverage

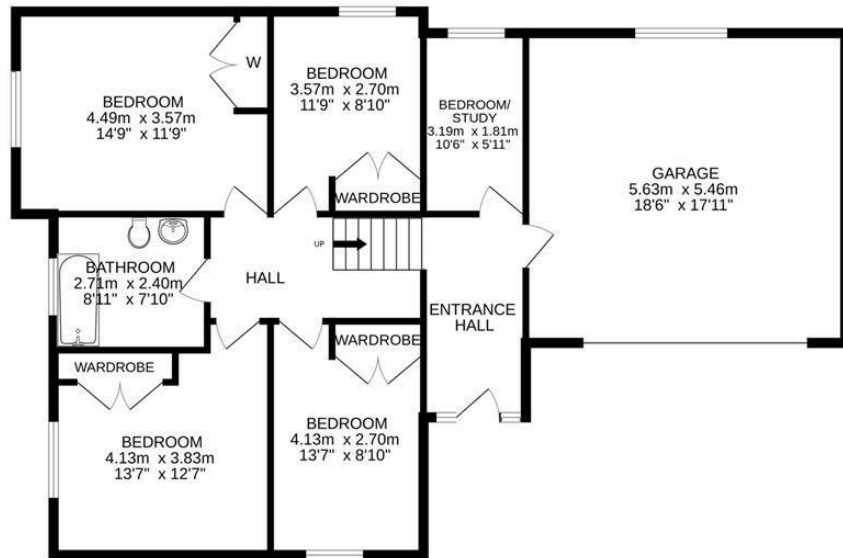
To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>

What3Words

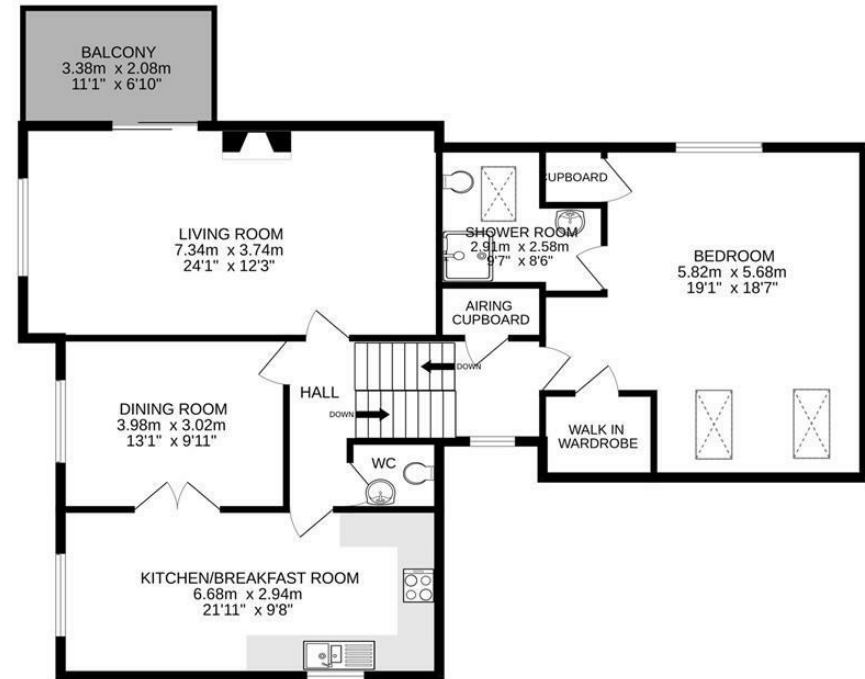
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GROUND FLOOR



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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