

Hendra House, Torleven Road Porthleven, TR13 9AQ







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Finished to a high standard throughout, this spacious and beautifully designed four bedroom detached home offers versatile living and stylish comfort in equal measure.

Step through the front door into a welcoming hallway, thoughtfully designed with ample storage solutions to keep everyday life organised. The generous living room is bright and airy, creating a calm and relaxing space for the whole family to enjoy. At the heart of the home is the impressive open plan kitchen/diner, a true social hub. The sleek, modern kitchen boasts plentiful worktop space and storage, ideal for both everyday cooking and entertaining. The dining area comfortably accommodates a large table, making it perfect for festive gatherings or dinner parties. A well-proportioned downstairs bedroom offers exceptional flexibility, ideal as a guest room, home office, or for multigenerational living. With a conveniently located ground floor bathroom, it provides independent space for relatives or visitors.

Upstairs, you'll find three spacious double bedrooms, including a stunning master suite complete with a private ensuite and a balcony that enjoys distant sea views, the perfect retreat to relax with a book or a glass of wine. A modern bathroom completes the upper floor.

Outside, the low-maintenance garden has been thoughtfully landscaped to offer a mix of practicality and tranquillity. It is fully enclosed ensuring good levels of privacy and the lawned and patio area provides the perfect space for outdoor dining, while steps lead to a raised seating area that offers additional privacy and panoramic views – a real sun trap and a perfect spot to soak in the scenery.



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Guide Price £695,000

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

Entrance Hall
Living Room
Kitchen/Diner
Utility Room
Bedroom Four
Shower Room
Stairs to Landing

Bedroom Two
Family Bathroom
Bedroom Three
Master Bedroom with Ensuite and Balcony

Parking

Blocked paved driveway providing off road parking for three vehicles.

Outside

Step outside into a beautifully landscaped, fully enclosed garden designed to make the most of every inch of space. The garden can be accessed via two sets of patio doors, seamlessly connecting the indoor and outdoor spaces and promoting a wonderful sense of in-to-out living. A well maintained lawn offers a safe and open area for children or pets to enjoy, while a paved patio provides an ideal spot for alfresco dining or morning coffee. To the rear, external steps lead up to a raised, sheltered patio area, a private suntrap that enjoys distant sea views. It's the perfect place to unwind with friends, fire up the BBQ, and soak up the evening sun.

Services

Mains water, drainage and electricity. Air source heating.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	87	
(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	

Rights of Way

Our clients have informed us that to the right hand side of the driveway, the neighbouring properties benefit from pedestrian access to their properties. The neighboring property also benefits from vehicular access over the bottom of the drive to their garage.

New Build Guarantee

Our clients have informed us that the property benefits from a six year Architect Certificate which was signed off in 2021.

Council Tax Band- E**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

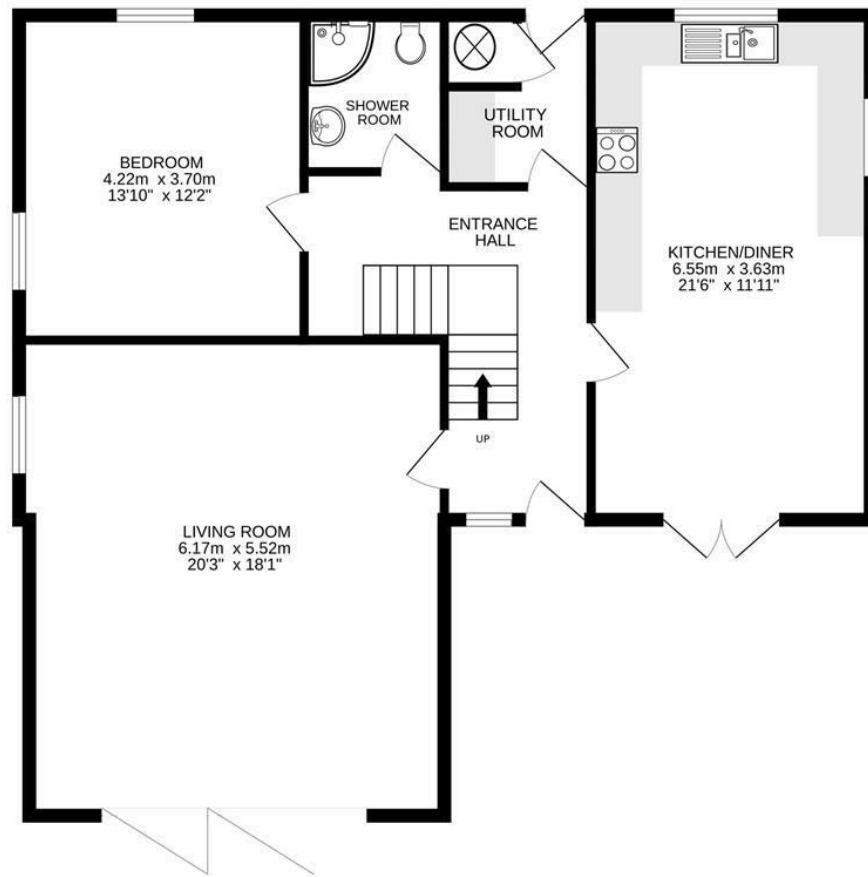
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

What3Words

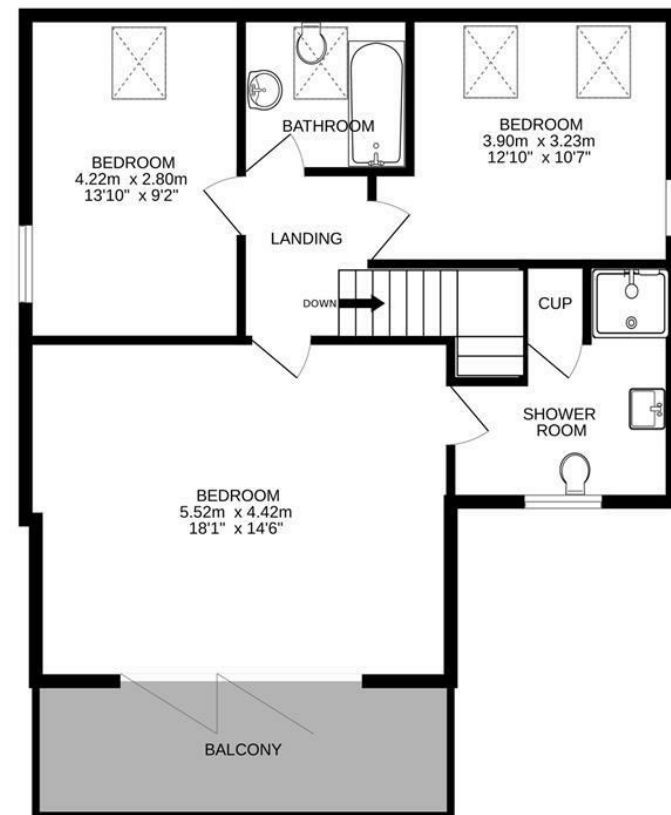
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GROUND FLOOR



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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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.

