



48 West End
Porthleven, TR13 9JL







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Perfectly positioned just a short stroll from the village centre, harbour, and beach, this beautifully presented three/four bedroom semi-detached home offers generous living space, flexible accommodation, and breathtaking sea views.

Step into the large, light filled lounge/diner, an inviting space ideal for relaxing or entertaining family and friends. An additional breakfast room adds versatility, creating a second seating area or the option to open up and connect the kitchen space. The kitchen itself offers ample worktop and storage space, while a separate utility room keeps everyday appliances tucked neatly out of sight. A convenient downstairs shower room adds to the practicality of the layout.

Upstairs on the first floor, you'll find three well-proportioned bedrooms, including a master bedroom with its own W/C and panoramic sea views, along with a modern family bathroom. The second floor boasts a spacious fourth bedroom, which also works perfectly as an additional reception room, home office, or studio. Extensive eaves storage runs the full length of the house, offering superb space saving solutions.

Outside, the front garden features a neat lawn and mature shrubs, while steps at the rear lead to a raised lawn and patio area, the ideal spot to soak up the spectacular sea views to the front and tranquil countryside to the rear.



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Guide Price £685,000

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 Porch
Hallway
Lounge/Diner

Breakfast Room

Kitchen

Utility Room

Shower Room

Stairs to Landing

Bedroom Three

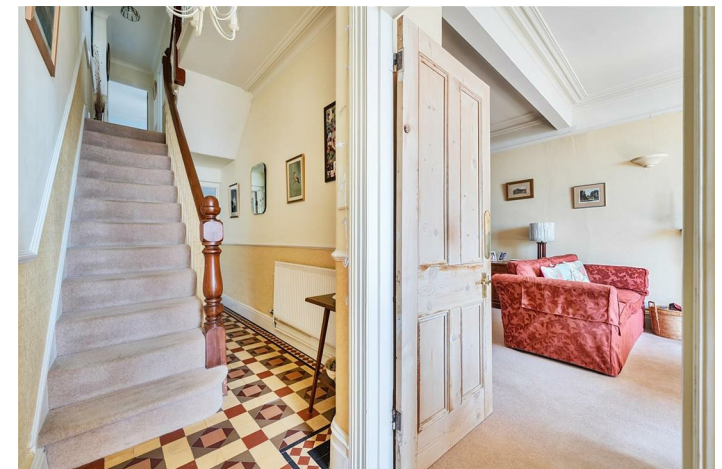
Family Bathroom

Bedroom Two

Bedroom One with W/C and Built in Storage

Outside

To the front, a neat lawn is bordered by vibrant flowers and mature hedging, adding a splash of colour and charm. Steps to the side lead up to the rear garden, which enjoys fantastic sea views. The rear garden is mainly laid to lawn and features a patio area in the corner, an ideal





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	

spot for alfresco dining or soaking up the scenery. A generous shed offers excellent storage or could serve as a practical workshop space.

Services

Mains water, drainage and electricity. Oil fired central heating.

Council Tax Band- D

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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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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