

Cliffwell House Loe Bar Road
Porthleven, TR13 9ET







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Perfectly positioned just a short stroll from the beach and the heart of the village, with its array of restaurants, pubs, and shops, this delightful four bedroom semi-detached cottage combines coastal charm with everyday convenience, all while boasting fantastic sea views. Step inside to a welcoming open plan lounge and dining area, offering a bright and social space ideal for relaxing or entertaining.

The kitchen is set just off the main living area, allowing you to stay connected while cooking, and provides ample storage to keep things neat and organised. Upstairs, you'll find four well proportioned bedrooms. The fourth bedroom offers great flexibility and could easily be transformed into a home office, perfect for those needing to work remotely. A separate family bathroom and shower room help take the stress out of busy mornings, making the home ideal for family living or hosting guests.

Outside, the property features low-maintenance patio areas to both the front and rear, perfect for al fresco dining, enjoying the sea air, or simply relaxing without the need for constant garden upkeep. A real hidden gem is the off-road parking an incredibly rare and valuable feature in such a popular coastal village, especially this close to the beach.

Whether you're searching for a permanent home, a coastal retreat, or a smart investment, this cottage offers the best of village and seaside living.



The Mather Partnership, Offices in Helston & Hayle
Tel: 01326 565016 or 01736 804556 | hello@thematherpartnership.co.uk
| www.thematherpartnership.co.uk

Offers In Excess Of £425,000

Location

This property enjoys a wonderful position commanding fantastic sea views and being just moments from the beach and within easy walking distance 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.

Accommodation

Open Plan Living Room/Dining Room
Kitchen

Stairs to Landing
Bedroom One
Bedroom Two
Bedroom Three
Bedroom Four/Study
Bathroom
Shower Room

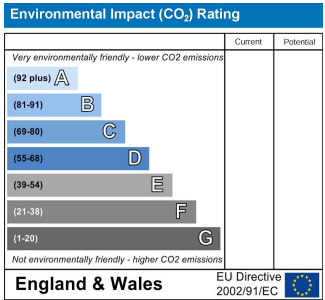
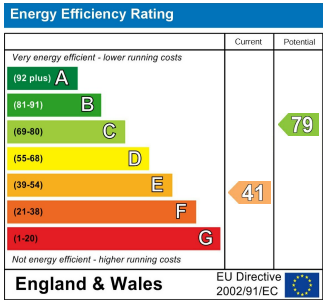
Parking

To the rear there is parking for one vehicle.

Outside

To the front and rear there is a low maintenance patio areas, both provide perfect spots to unwind and outdoor seating.





Services

Mains water, drainage and electricity

Council Tax Band- Business Rates

What3Words

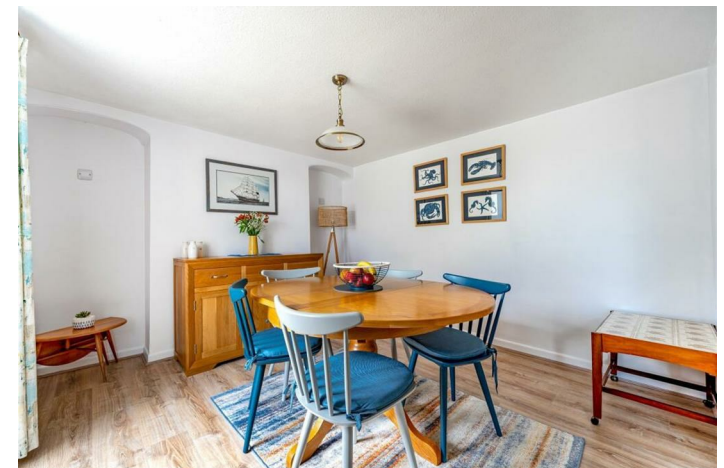
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Anti Money Laundering Regulations – Purchasers

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

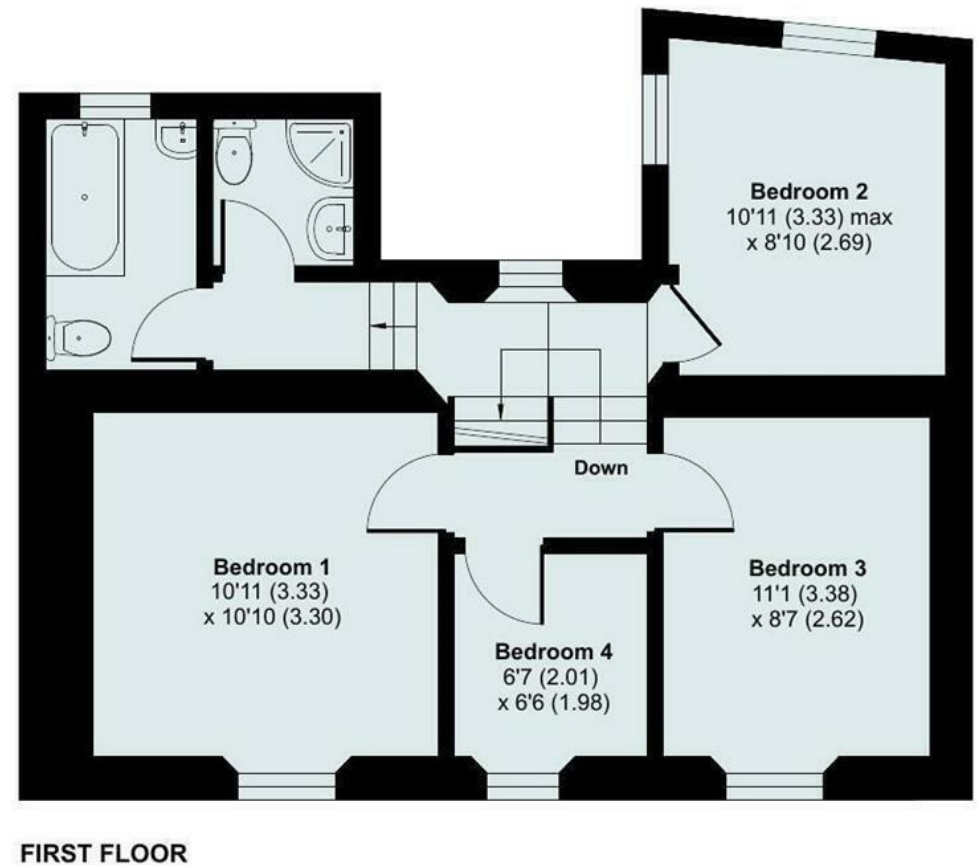
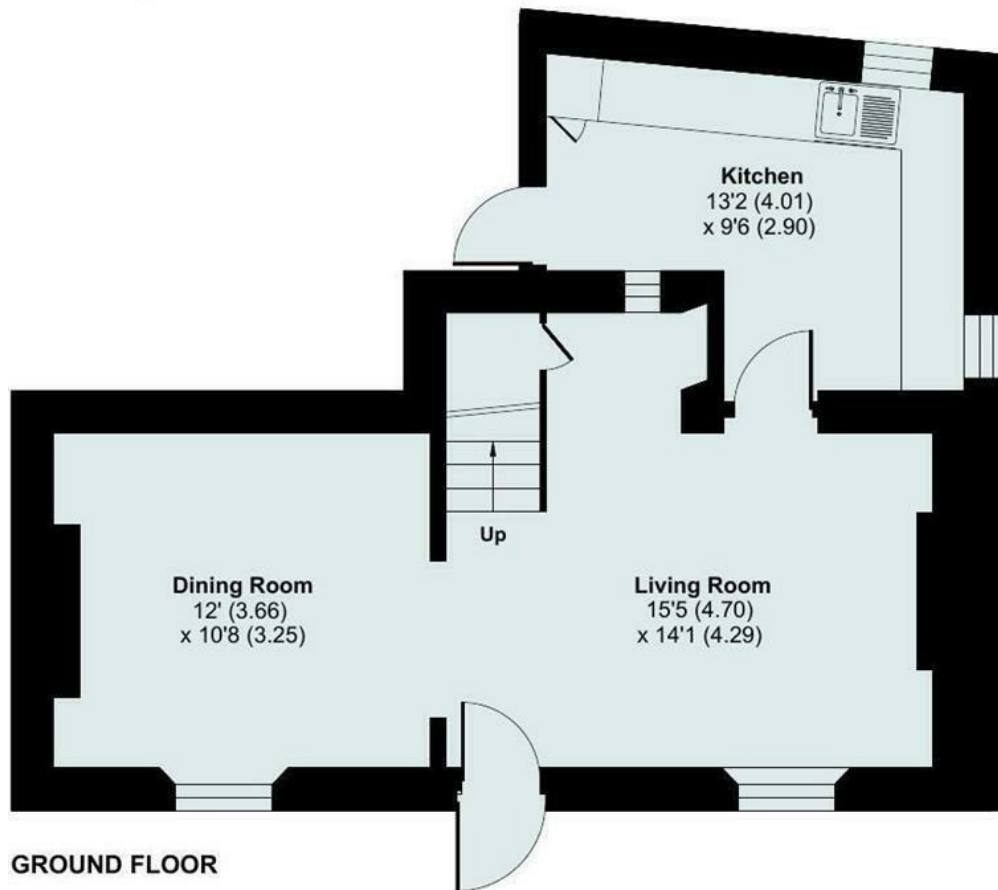
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.



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Approximate Area = 983 sq ft / 91.3 sq m

For identification only - Not to scale





CLIFFWELL
HOUSE

