

# Colvorry House Breage, TR13 9QA







# Colvorry House

## Breage, TR13 9QA

Colvorry House is an exceptional 1930s detached residence, commanding an enviable coastal position with breathtaking views stretching from Porthleven to Rinsey. Set within expansive, beautifully maintained grounds, including a former paddock, the property is approached via a private, gated driveway, offering ample parking and a sense of seclusion. Inside, the home retains its period charm, showcasing original features such as wood panelling and Arts & Crafts style fireplaces. The ground floor is designed for both formal and informal living, beginning with a welcoming entrance lobby that leads to two distinct reception rooms. One is a striking library (or third reception room), ideal for study or relaxation, while the other features rich panelling and an elegant cedar clad fireplace. This room flows into a lower sunroom, where sweeping views of the front lawn, open fields, and sea create a stunning backdrop. Another generously proportioned reception room boasts wood panelled walls and a large brick fireplace with a Clearview multi-fuel stove, offering a warm and inviting space for gatherings. The heart of the home is the spacious main kitchen, centered around a four oven Aga that provides continuous warmth. A walk-in pantry ensures an uncluttered layout, while a separate 'summer' kitchen offers additional preparation space, perfect for casual cooking or outdoor dining on the rear garden terraces. Adjacent to the kitchen, a large conservatory, featuring a Clearview stove with a built-in open oven, allows for year round enjoyment. The property also includes a substantial garage/workshop, equipped with a glass roof, ensuring excellent natural light. Upstairs, four well appointed bedrooms provide comfortable accommodation. The principal bedroom benefits from a spacious en-suite wet room, while another enjoys access to a private sunroom, where panoramic coastal views are truly breathtaking. A period style family bathroom, thoughtfully designed to complement the home.



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**Guide Price £950,000**

**Location**

Colvorry House is prominently positioned between the popular harbour village of Porthleven which has gained a reputation as one of the culinary destinations in the County and Rinsey Head. The market town of Helston is the nearest town. The village of Breage is also close which has a public house, church, shop/post office and a primary school.

**Accommodation**

Entrance Lobby  
Sun Lounge  
Library  
Lounge  
Second Reception/ Games Room  
Kitchen  
Summer Kitchen  
Conservatory  
Pantry  
Laundry

Cloakroom  
Boiler Room  
Garage/Workshop  
Bedroom One  
Bedroom Two with Sun room off  
Bedroom Three with ensuite wet room  
Bedroom Four  
Family Bathroom

**Garage**

A large garage/workshop, offering ample space for storage, projects, or additional parking.

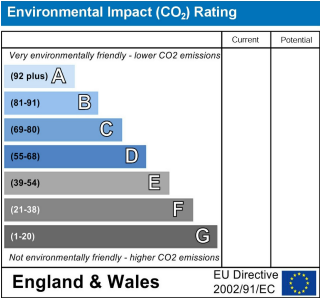
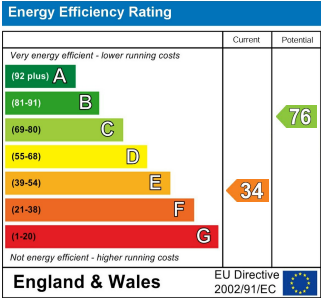
**Parking**

Ample parking on the drive for multiple vehicles.

**Outside**

The versatile garden surrounds the house, offering a mix of lawns and terraced areas aswell as a paddock which provides great flexibility. There is also a greenhouse, woodstore and sheds, providing plenty of space for outdoor activities and storage.





**Services**

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

**Agents Note**

The property has recently had a mundic test and been classified as C2. Please contact the office for further information.

**Council Tax Band-G****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**

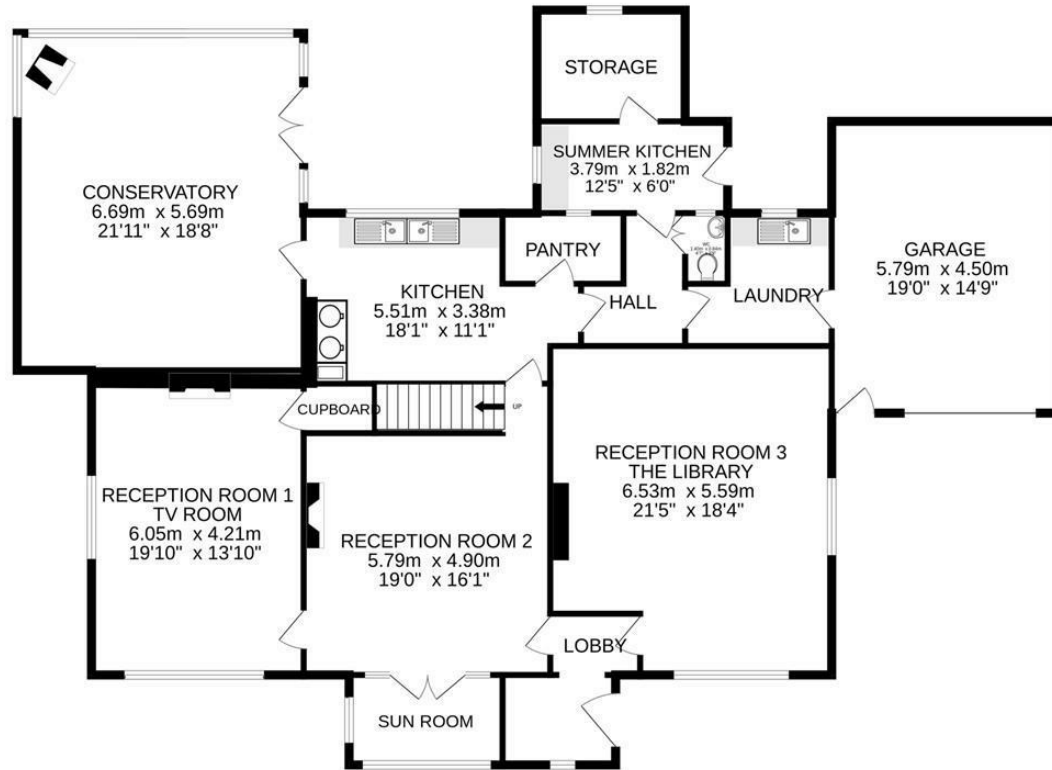
To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>

**What3Words**

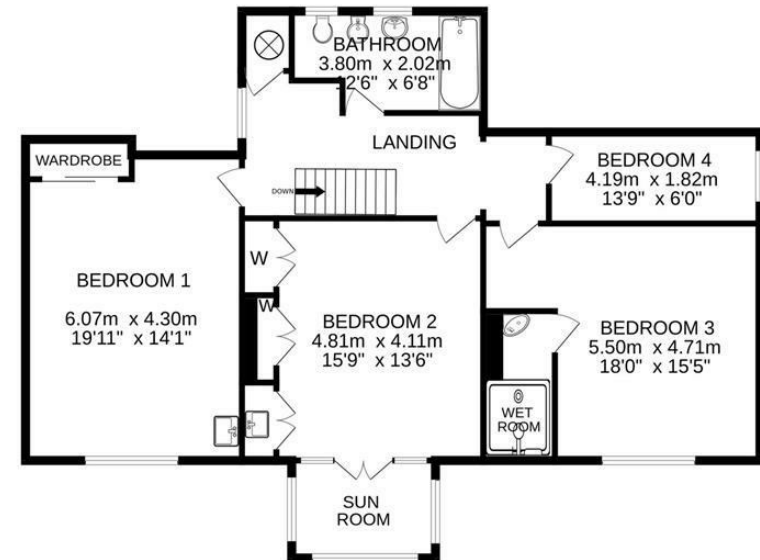
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## GROUND FLOOR



## 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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