

3, Highburrow Loe Bar Road
Porthleven, TR13 9EU







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Set in an elevated location, this well maintained property is ideal for those seeking a coastal lifestyle. The upside down layout places the main living area on the upper floor, creating a light-filled space that captures the sweeping views perfectly, ideal for relaxing or entertaining.

Just a short stroll away lies the picturesque harbor town of Porthleven, renowned for its vibrant food scene, with a fantastic choice of pubs, cafés, and restaurants. Outdoor enthusiasts will love the direct access to the nearby South West Coast Path, offering miles of scenic walking routes.

Outside, the home features a terraced, low maintenance garden, a perfect spot to unwind and enjoy the coastal air. A nearby car park offers convenient parking options, adding to the practicality of this inviting property.

An ideal full time home, holiday getaway, or investment in one of Cornwall's most desirable seaside communities.



The Mather Partnership, Offices in Helston & Hayle
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Guide Price - £495,000

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 picturesque traditional working harbour and beach this is a super and much sought after location. The nearest town of Helston is a short drive away with comprehensive facilities. In terms of major transport links, Penzance train station is a 12 mile drive from Porthleven and Newquay airport is approximately 40 miles.

Accommodation

Entrance Hall
Bedroom
Bathroom (via hall and bedroom)
Games room
Kitchen

Lounge
Bedroom
Bedroom
Family Bathroom
Conservatory

Parking

Parking to the front

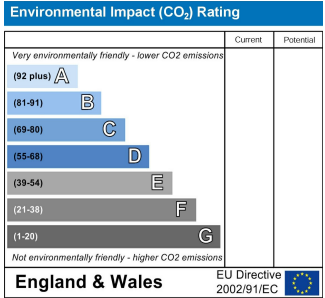
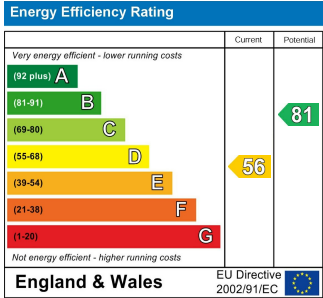
Outside

To the front, there is a patio area with sea views. To the rear, there is a low-maintenance terraced garden, which also benefits from sea views.

Services

Mains water, electricity, and drainage.





Agents Note

Our client has advised us that a small parcel of land at the top of the garden has traditionally been used by residents, although it is not included in the property title.

Council Tax Band- E**What3Words****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

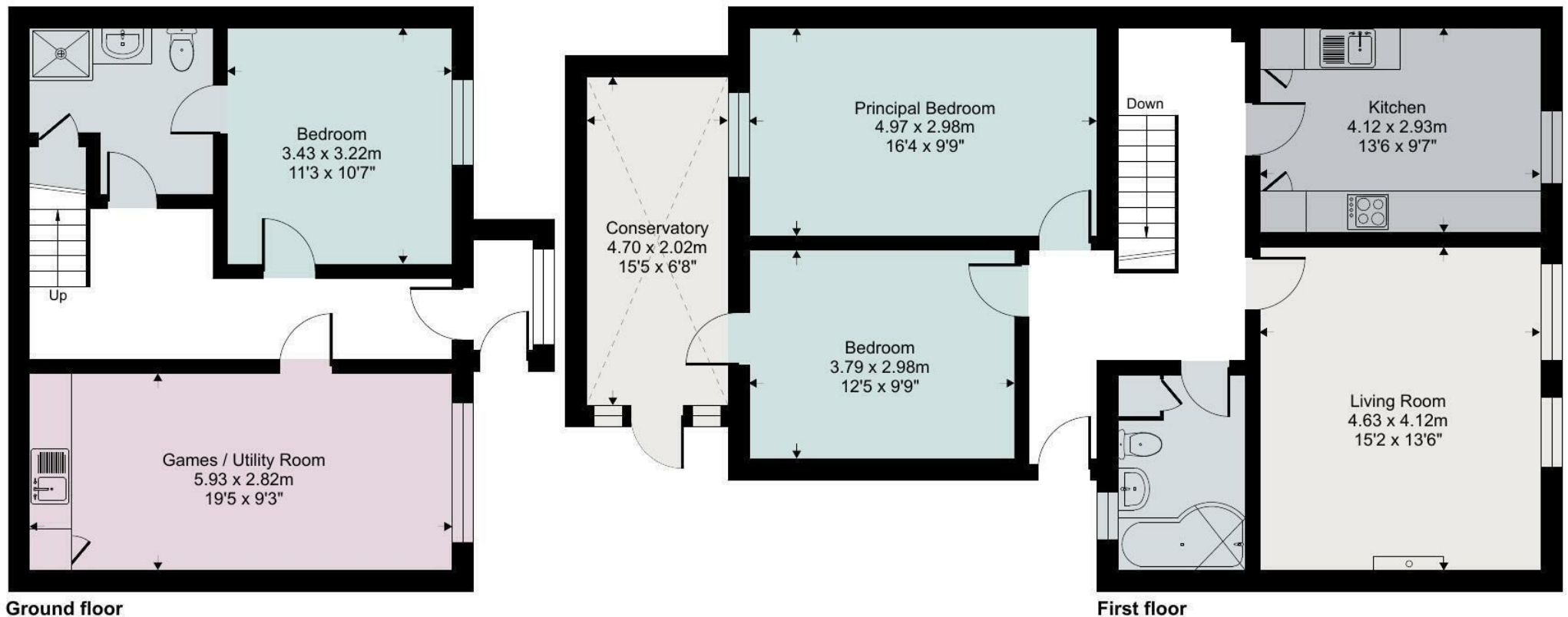
To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>



Highburrow, Loe Bar Road, Porthleven, Helston, TR13 9EU

Approximate Area = 1495 sq ft / 138.8 sq m

For identification only - Not to scale



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.

