



**69 Penponds Road, Porthleven, TR13 9LP**

**£565,000 Freehold**

**CHRISTOPHERS**  
ESTATE AGENTS

# 69 Penponds Road

- POPULAR RESIDENTIAL AREA
- SOUGHT AFTER FISHING VILLAGE OF PORTHLEVEN
- FIVE BEDROOM DETACHED CHALET STYLE RESIDENCE
- VERSATILE ACCOMMODATION
- DRIVEWAY WITH OFF ROAD PARKING & GARAGE
- PLEASANT VIEWS OVER OPEN COUNTRYSIDE TOWARDS THE SEA
- FREEHOLD
- COUNCIL TAX C
- EPC D58

Situated in the popular residential area of Penponds Road, in the highly sought-after Cornish fishing village of Porthleven, this detached five-bedroom chalet-style bungalow offers spacious and versatile accommodation.

The property benefits from LPG central heating and double glazing and has been extensively enhanced and improved by the current owners. From the property, there are pleasant views over the village towards the surrounding countryside and out to sea.

A driveway provides off-road parking and leads to the garage. In brief, the accommodation comprises a covered entrance porch, hallway, kitchen/diner, lounge, family bathroom, shower room, and three bedrooms on the ground floor. The first floor offers a further shower room and two additional bedrooms.

The garage incorporates a useful workshop area and utility space. The gardens wrap around the property and feature a lawned area, raised flower beds, patio seating areas, a greenhouse, and a shed—ideal for both relaxation and gardening enthusiasts.







Porthleven is a thriving seaside Cornish fishing village with its large harbour providing a focal point. Around this cluster many pubs, restaurants and businesses. The village provides amenities to cater for everyday needs as well as a primary school, whilst the more comprehensive amenities of Helston are a few miles distant and these include national stores, cinema and sports centre with indoor swimming pool.

Located between Helston and Porthleven is the beautiful Penrose Estate, managed by The National Trust, with its many walks and trails through the Cornish countryside around Loe Pool which is Cornwall's largest natural fresh water lake. Porthleven has a prize winning Brass Band which, on many a summer's Sunday evening, can be heard echoing around the village, creating atmosphere and ambience for both residents and visitors.

#### **THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)**

##### **DOOR TO**

##### **COVERED ENTRANCE**

With door to the garage, rear garden, step up and door to

##### **HALL**

With doors to all ground floor rooms and stairs to the first floor.

##### **KITCHEN 20'6" x 11'3" (narrowing to 9'9") (6.25m x 3.43m (narrowing to 2.97m))**

A dual aspect room with outlook to the side and patio doors to the front garden.

##### **KITCHEN AREA**

Comprising granite working top surfaces incorporating a one and a half bowl sink unit with drainer and mixer tap over, cupboards and drawers under and wall cupboards over. Built-in appliances include a Range Master Stove with induction hob and hood over, a dishwasher and a walk-in larder area. Door to

##### **LOUNGE 13'9" x 13'6" (4.19m x 4.11m)**

A dual aspect room with patio doors to the side.

## BATHROOM

A stylish bathroom comprising a jacuzzi style bath with mixer tap over and flexible shower hose attachment, close couple W.C. and a wash basin with mixer tap over and drawers under. There is a large walk-in shower cubicle with both rain and flexible shower heads, a wall mounted towel rail, partially tiled walls, floor and frosted window to the side.

## SHOWER ROOM

Comprising a close couple W.C., wash basin with mixer tap over and cupboards under and a shower cubicle. There is a tiled floor, partially tiled walls and a frosted window to the hall.

**BEDROOM THREE 14'6" x 10'3" (plus door recess) (4.42m x 3.12m (plus door recess))**

French doors to the rear garden.

**BEDROOM FOUR 13'3" x 11'3" (plus door recess) (4.04m x 3.43m (plus door recess))**

A dual aspect room with outlook to the side and French doors to the rear garden.

**BEDROOM FIVE 11'3" x 10' (3.43m x 3.05m)**

With outlook to the rear garden.

## STAIRS AND LANDING

With skylight, a large landing area which would seem ideal for a home office and doors to all remaining rooms.

## SHOWER ROOM

Comprising a large shower cubicle, wash basin with mixer tap over, surround and cupboards under and a close coupled W.C. There are partially tiled walls, tiled floor, towel rail and skylight.

**BEDROOM ONE 17'9" x 11'3" (narrowing to 10'9") (5.41m x 3.43m (narrowing to 3.28m))**

A triple aspect room enjoying views over the village, out to sea and towards open countryside.





### **BEDROOM TWO 17'9" x 10'3" (5.41m x 3.12m)**

A triple aspect room with skylights enjoying views over the village, towards open countryside and out to sea. This room is currently utilised as a home office.

### **SERVICES**

Mains water, electricity, drainage and LPG gas.

### **ANTI-MONEY LAUNDERING**

We are required by law to ask all purchasers for verified ID prior to instructing a sale

### **COUNCIL TAX**

Council Tax Band C.

### **DATE DETAILS PREPARED.**

22nd April 2026.

### **WHAT3WORDS**

margin.deleting.photos

### **MOBILE AND BROADBAND**

To check the broadband coverage for this property please visit -

<https://www.openreach.com/fibre-broadband>

To check the mobile phone coverage please visit -

<https://checker.ofcom.org.uk/>

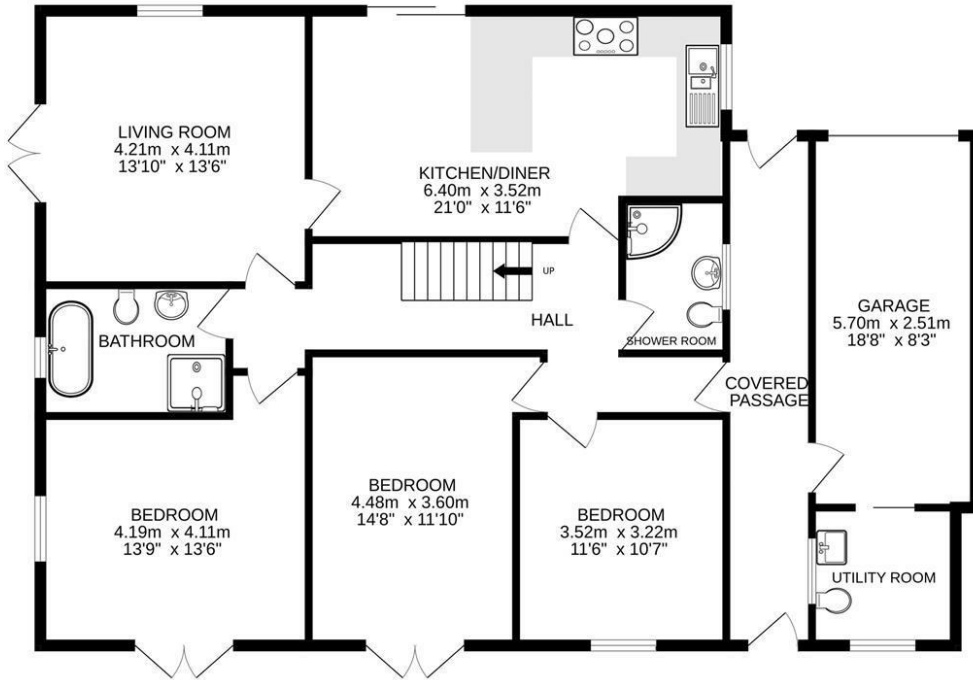
### **PROOF OF FINANCE - PURCHASERS**

Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

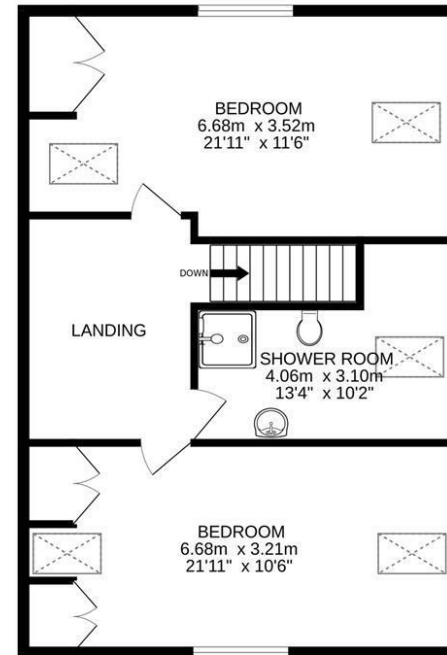




GROUND FLOOR



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		58	70
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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## Christophers Estate Agents

5 Wendron Street, Helston, TR13 8PT

01326 565566 | [property@christophers.uk.com](mailto:property@christophers.uk.com) | [christophers.uk.com](http://christophers.uk.com)

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