



ROHRS & ROWE



Seathrift
Loe Bar Road
Porthleven
Helston
TR13 9ER

- Elevated frontline position above Porthleven Beach
- Panoramic sea views towards The Lizard and West Penwith
- Reverse-level contemporary design
- Five spacious bedrooms, including two luxurious en-suites
- Stunning open-plan living, kitchen and dining space
- Separate snug
- Private terraced gardens with multiple entertaining areas
- Swimming pool with surrounding terrace and pizza oven
- Ground source heat pump with underfloor heating throughout
- EPC B



ROHRS & ROWE



AN EXCEPTIONAL COASTAL RESIDENCE COMMANDING BREATHTAKING PANORAMIC SEA VIEWS, POSITIONED ABOVE ONE OF CORNWALL'S MOST CELEBRATED HARBOUR VILLAGES.



PROPERTY

Occupying an elevated frontline position above Porthleven Beach, Seathrift is a contemporary coastal residence enjoying uninterrupted panoramic views across Mount's Bay, taking in The Lizard Peninsula to the east and the coastline of West Penwith to the west. Recently renovated throughout, the property combines generous accommodation with a thoughtful reverse-level design, ensuring the principal living spaces make the most of its exceptional outlook.

The first floor is centred around an impressive open-plan kitchen, dining and living room, where vaulted ceilings and extensive glazing create a light-filled space with uninterrupted sea views. Doors open onto a southwest-facing balcony, providing a natural extension of the living accommodation and a sheltered position from which to enjoy the coastal setting. Also on this level is a separate snug, offering a quieter retreat that complements the principal living space and provides welcome flexibility for family life or more relaxed entertaining.

The ground floor provides five well-proportioned bedrooms, including a generous principal suite with en suite shower room and a further en suite double bedroom. Three additional bedrooms are served by a beautifully appointed family bathroom, creating a layout that is equally well suited to family living or visiting guests. A practical utility and boot room complete the accommodation on this level, enhancing the home's everyday functionality while also lending itself to use as an exceptional coastal retreat with strong holiday letting potential.









LOCATION

Porthleven is a popular village set around its historic fishing harbour. The village has become a foodie haven with a host of fantastic restaurants and bars including Talay Thai & Amelies to name a few. The annual Porthleven Food Festival is also a huge draw for foodies, bringing in celebrity chefs and dozens of fantastic street food stalls, as well as live music and events. There are also a number of local sports teams and clubs within the village for all ages. Porthleven's location on the South Coast means there are a plethora of options to enjoy the water and plenty of beaches to visit nearby. Porthleven has its own beach which provides safe swimming and nearby Praa Sands is a great family beach providing good surf and over a mile of golden sands. Further down the coast towards Penzance are a number of intimate coves and beaches such as Rinsey Cove & Prussia Cove - providing idyllic swimming spots and coastlines to explore via SUP or kayak. The Lizard Peninsula is also only a short drive away and here you can access the stunning Kynance Cove and explore the dramatic coastline from the SW Coast Path.





Seathrift, TR13

Approximate gross internal area

2237 sq ft / 207.82 sq m

Store

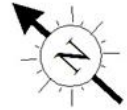
113 sq ft / 10.50 sq m

Total

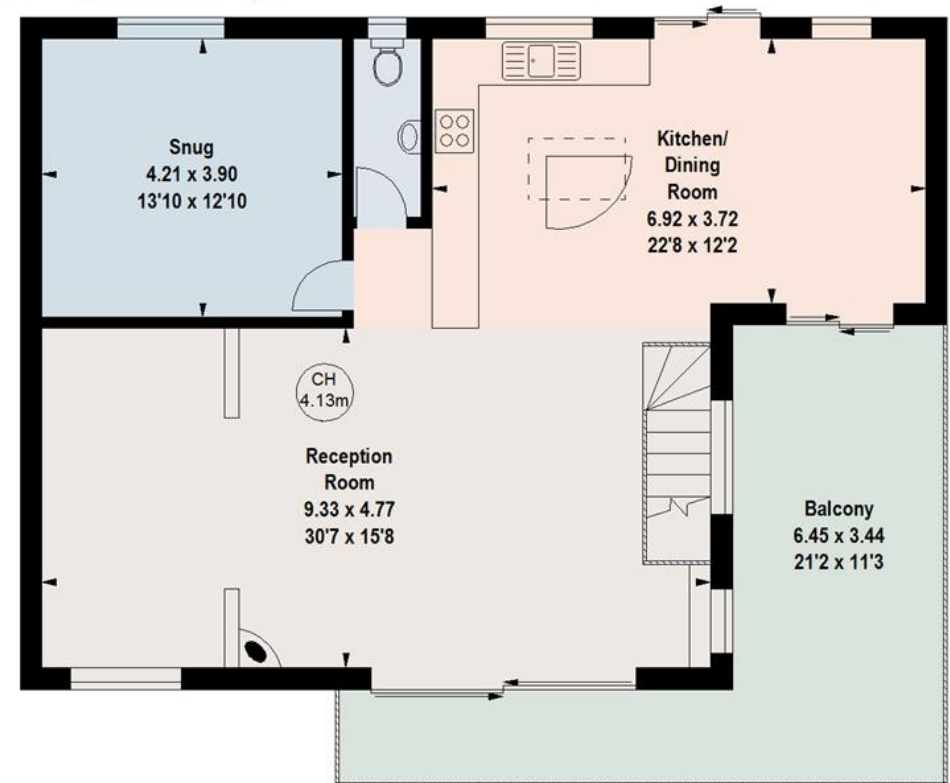
2350 sq ft / 218.32 sq m

Key :

CH - Ceiling Height



Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale

*Floorplan Drawn According To RICS Guidelines



Services: Mains water, electricity & drainage. Air Source Heat Pump heating.

Directions: What3words: ///limelight.grace.plates

IMPORTANT NOTICE: Rohrs & Rowe, their clients and any joint agents give notice that they are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf of the client or otherwise. Rohrs & Rowe assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statement or representation of fact. All areas, measurement or distance are approximate. The descriptive text, photographs and plans are all for guidance only and are not in any way comprehensive. It should not be assumed that the property has all necessary planning permissions, building regulations or other required consents. Rohrs & Rowe, their clients and any joint agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspecting or otherwise. Any items, equipment or fixtures and fittings shown may not necessarily be included within the sale.



ROHRS & ROWE

TELEPHONE 01872 306 360

EMAIL Info@RohrsAndRowe.co.uk

WEBSITE www.RohrsAndRowe.co.uk

