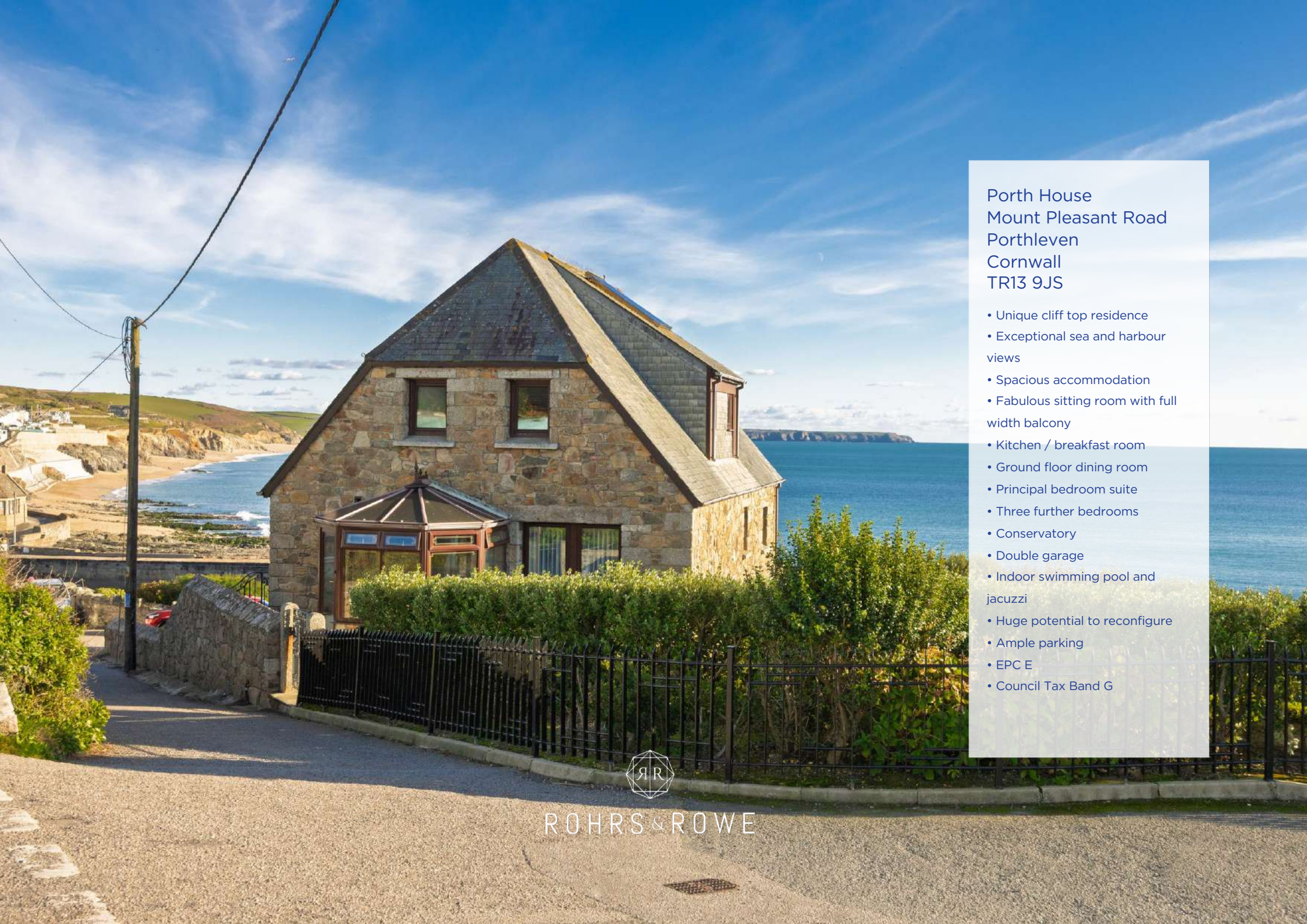

ROHRS & ROWE



Porth House
Mount Pleasant Road
Porthleven
Cornwall
TR13 9JS

- Unique cliff top residence
- Exceptional sea and harbour views
- Spacious accommodation
- Fabulous sitting room with full width balcony
- Kitchen / breakfast room
- Ground floor dining room
- Principal bedroom suite
- Three further bedrooms
- Conservatory
- Double garage
- Indoor swimming pool and jacuzzi
- Huge potential to reconfigure
- Ample parking
- EPC E
- Council Tax Band G

ROHRS & ROWE



SUPERB CLIFFTOP RESIDENCE COMMANDING BREATHTAKING PANORAMIC VIEWS OVER PORTHLEVEN HARBOUR, ITS RENOWNED SURF BREAK AND THE SPECTACULAR CORNISH COASTLINE.





PROPERTY
Occupying a truly remarkable clifftop position overlooking the picturesque harbour of Porthleven, this unique coastal residence enjoys some of the most spectacular views along the Cornish coastline. With uninterrupted vistas across the historic harbour, renowned surf break and dramatic coastline beyond, the property presents a rare opportunity to acquire a substantial home in an exceptional maritime setting. Designed to maximise its privileged position, the property offers spacious and versatile accommodation, with breathtaking coastal views throughout. Of particular note is the fabulous sitting room, featuring a full-width balcony overlooking the harbour and rolling Atlantic surf.

The accommodation includes a kitchen/breakfast room, dining room, conservatory, principal bedroom suite and three further bedrooms. Even the shower room enjoys extraordinary coastal views. The ground floor currently incorporates an indoor swimming pool and Jacuzzi, providing a private leisure environment. Both this area and the spacious garage offer exciting potential for reconfiguration to create additional accommodation, subject to any necessary consents. Whilst already substantial, the property offers enormous scope for a purchaser with vision to enhance and personalise the existing layout, creating an outstanding contemporary coastal home that fully embraces its remarkable setting.

Porthleven is one of Cornwall's most desirable coastal villages, celebrated for its picturesque harbour, excellent restaurants, galleries and vibrant year-round community. With dramatic scenery, renowned surfing and wonderful coastal walks, it offers an enviable Cornish lifestyle.



















LOCATION

Nestled on Cornwall's stunning south coast, Porthleven is a picturesque harbour village offering an exceptional quality of life. Porth House occupies an outstanding elevated position above the historic harbour, enjoying direct views across the harbour mouth, the open sea and the reef beyond. The village combines traditional Cornish charm with a vibrant year-round atmosphere, thriving food scene and welcoming community. Porthleven boasts an excellent range of amenities, including independent shops, cafés, acclaimed restaurants, traditional pubs, a primary school, post office and local healthcare facilities. Its picturesque harbour is a focal point of village life, while popular events, including the renowned Porthleven Food Festival, contribute to its lively atmosphere and strong community spirit.

Surrounded by spectacular coastal scenery, Porthleven offers excellent opportunities for walking, swimming, surfing and watersports. The South West Coast Path, nearby Porthleven Beach and the beautiful stretches of coastline at Praa Sands, Rinsey and Prussia Cove provide wonderful opportunities to enjoy the outdoors. The nearby town of Helston caters for wider everyday needs, while Penzance, Mousehole and St Ives offer an excellent choice of galleries, beaches and restaurants. With its breathtaking coastal setting, excellent amenities and thriving community, Porthleven is a truly special place to call home. The stunning Lizard Peninsula is another nearby must-visit, renowned for its breathtaking coastline, beautiful sandy beaches and hidden coves, particularly the spectacular Kynance Cove, with its turquoise waters, dramatic rock formations and pristine white sands.







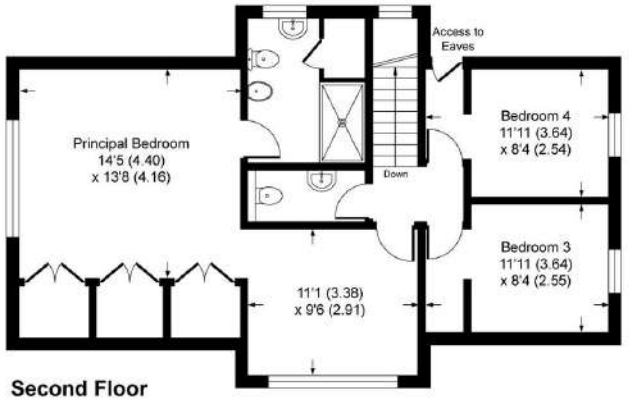




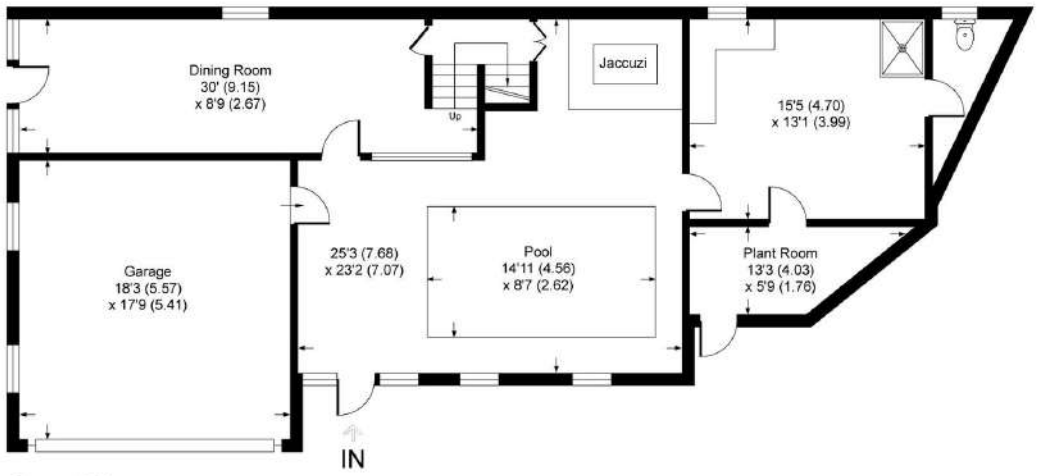
Mount Pleasant Road, TR13

Approximate Gross Internal Area = 250 sq m / 2700 sq ft
Approximate Garage Internal Area = 30 sq m / 324 sq ft
Approximate Total Internal Area = 280 sq m / 3024 sq ft

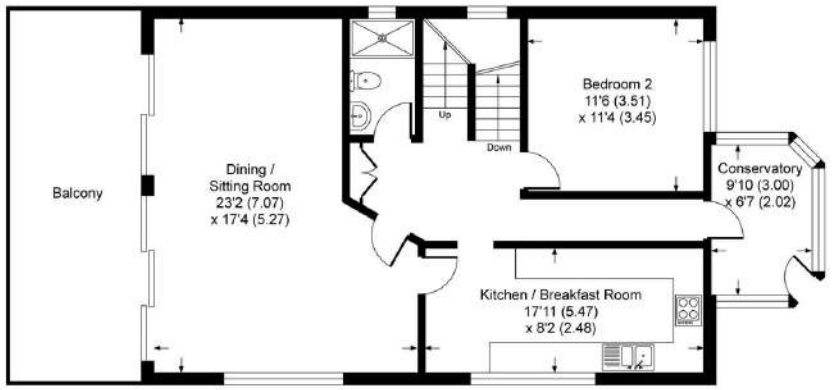




Second Floor



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
Produced by Devon Property Photography for Rohrs & Rowe



Services: Mains water, electricity & drainage. Fibre broadband

Directions: What3words: baked.resonates.rifled

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