



**Lamorna, 106 Treza Road, Porthleven, TR13 9UQ**

**£450,000 Freehold**

**CHRISTOPHERS**  
ESTATE AGENTS

## Lamorna, 106 Treza Road

- BEAUTIFULLY PRESENTED THREE BEDROOM DETACHED BUNGALOW
- ELEVATED POSITION
- SITUATED IN THE POPULAR CORNISH FISHING VILLAGE
- GREATLY ENHANCED BY THE CURRENT OWNER
- OIL FIRED CENTRAL HEATING
- DOUBLE GLAZING
- GARDEN & GARAGE
- FREEHOLD
- COUNCIL TAX C
- EPC D60







A beautifully presented, three bedroom detached bungalow in the sought after Cornish fishing village of Porthleven. Enjoying an elevated position, the residence enjoys views across neighbouring properties towards the surrounding Cornish countryside. The property has been greatly enhanced by the current owner and offers comfortable accommodation which is beautifully presented.

The residence, benefits from oil fired central heating and double glazing and to the outside are generous gardens to both the front and rear, featuring well established plants and shrubs, neatly maintained lawned areas and a pleasant decked area which would seem ideal for alfresco dining and entertaining. A driveway provides parking and leads to a garage.

In brief, the accommodation comprises of a hall, lounge, kitchen/diner, shower room, bathroom and three bedrooms.

Porthleven is a vibrant, picturesque fishing village and mainland Britain's most southerly port. The village is renowned for its many highly regarded restaurants, long beach, surfing, rugged coastline and clifftop walks. Community groups are thriving within the village with sports clubs and a prize winning brass band which can be heard echoing around the harbour on many a summer's Sunday evening. Local amenities include shops, restaurants, Public Houses, galleries, supermarket, doctors' surgery and a well regarded primary school.

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

Step up and door to

#### **HALL**

With built-in cupboards, access to the loft and doors to all rooms.

#### **LOUNGE 21'3" x 10'9" (6.48m x 3.28m)**

A dual aspect room with outlook to the front and rear with patio doors to the front aspect enjoying views over other properties towards open countryside. Door to

**KITCHEN/DINER 13'3" x 11'3" (narrowing to 8'9") (4.04m x 3.43m (narrowing to 2.67m))**

A dual aspect room with outlook to the rear garden and door to the side. An attractive kitchen comprising working top surfaces incorporating a sink unit with drainer and mixer tap over, cupboards and drawers under and wall cupboards over. There is space for utilities including an oven, dishwasher, washing machine and a fridge freezer. The room has partially tiled walls, built-in cupboards.

**SHOWER ROOM**

Comprising a shower cubicle, close coupled W.C. and a wall mounted wash basin. There are partially tiled walls and a frosted window.

**BATHROOM**

Comprising a P-Shaped bath with mixer tap and shower over with both flexible and rain shower heads, wash basin with mixer tap over and drawers under and a close couple W.C., there is a tiled floor, partially tiled walls and a towel rail with frosted window to the rear.

**BEDROOM ONE 12'3" x 10'9" (3.73m x 3.28m)**

With outlook to the front over other properties towards open countryside.

**BEDROOM TWO 10'9" x 9'9" (minus door recess) (3.28m x 2.97m (minus door recess))**

With outlook to the rear garden.

**BEDROOM THREE 9'6" x 6'9" (2.90m x 2.06m)**

With outlook to the front, over other properties towards open countryside.





### **OUTSIDE**

The outside space is a real feature of the property with good size gardens to the front and rear which boast many well established plants and shrubs, lawned areas, trees and the rear garden has an pleasant, elevated decking area which would seem ideal for al fresco dining, entertaining and enjoying views over other properties and towards open countryside. The rear garden also has a good size useful shed whilst to the side is a driveway for a number of vehicles which leads to a garage. Located in the front garden is a summer house.

### **SERVICES**

Mains electricity, water, drainage and oil.

### **WHAT3WORDS**

refills.pokes.dozens

### **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.**

5th May 2026.

### **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 -

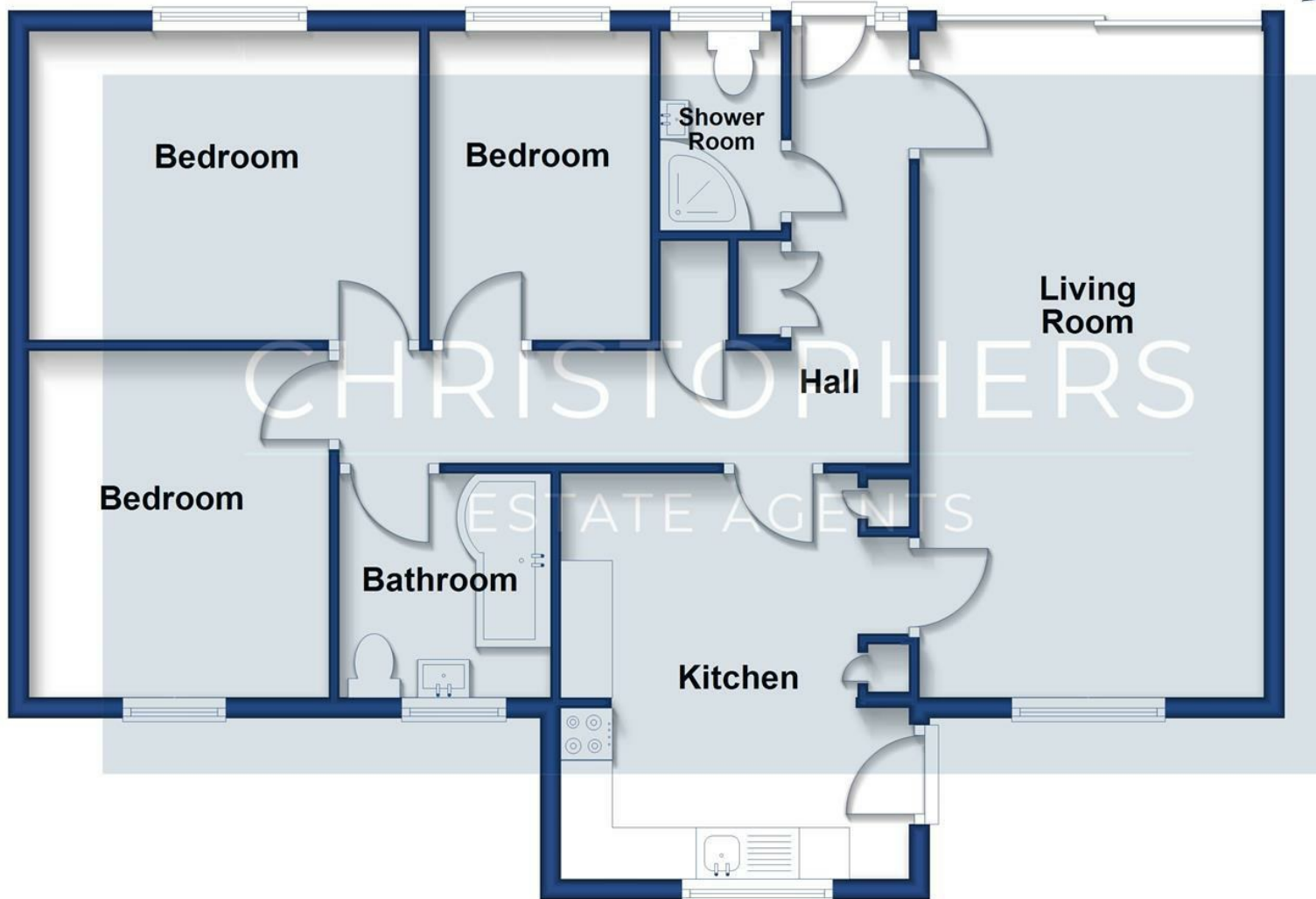
<https://checker.ofcom.org.uk/>

### **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**  
Approx. 899.8 sq. feet



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Total area: approx. 899.8 sq. feet



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	72
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of a property or any other fixtures or fittings. Gardens, roof terraces, balconies and courtyard gardens as well as fences and other details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.



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