



Boslan Manse Torleven Road, Porthleven, TR13 9AQ

£650,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

Boslan Manse Torleven Road

- PERIOD FOUR/SIX BEDROOM DETACHED RESIDENCE
- POPULAR CORNISH FISHING VILLAGE
- MANY CHARACTER FEATURES
- ELEVATED POSITION ENJOYING VIEWS OVER THE VILLAGE TOWARDS THE SEA
- GARDENS
- GARAGE & DRIVEWAY PARKING
- FREEHOLD
- COUNCIL TAX
- EPC F32

An opportunity to acquire an imposing and spacious period house in the heart of the Cornish fishing village of Porthleven. This substantial four/six bedroom residence, boasts many character features including an attractive local stone facade and built-in fireplaces. Formally a manse, the property enjoys elevated views over the village and out to sea in the distance. Benefiting from oil fired central heating and double glazing, the house also offers a generous rear garden, along with a garage and driveway parking.

In brief, the accommodation comprises of an entrance porch, hall, lounge, library/bedroom six, dining room/bedroom five, kitchen, larder, utility room, W.C., integral garage and completing the ground floor a rear porch. On the first floor is a family bathroom, W.C. and four 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.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

DOOR TO







ENTRANCE PORCH

A dual aspect room with outlook over the garden, step up and door to

HALL

With doors to the library, dining room, larder, kitchen, stairs to the first floor and door to

LOUNGE 15'6" x 11'6" (4.72m x 3.51m)

A dual aspect room with outlook over the garden and between other properties and out to sea. A fireplace housing an open fire acts as a focal point for the room with tiled hearth, surround and mantle over. To the side of the fireplace area built-in cupboards.

LIBRARY/BEDROOM SIX 11'6" x 11'3" (3.51m x 3.43m)

With outlook to the front, having built-in book cases and an open fire (not known if in working order) with surround and mantle over.

DINING ROOM/BEDROOM FIVE 15'9" x 11'6" (4.80m x 3.51m)

With outlook to the side and having a feature fireplace with open fire (not know if in working order) with half, surround and mantle over.

KITCHEN/DINER 15'3" x 12'3" (4.65m x 3.73m)

With outlook to the side and having a flagstone floor. A fitted kitchen comprises a working top surface incorporating a sink unit with drainer and mixer tap over, cupboards and drawers under and wall cupboards over. There is space for a dishwasher, oven and fridge/freezer. There is an outlook to the side, built-in cupboards, partially tiled walls, door to integral garage and door to

REAR PORCH

With window to the side and door to the outside.

INTEGRAL GARAGE 17' x 10'3" (average measurements) (5.18m x 3.12m (average measurements))

With outlook to the side and having a vaulted ceiling.

LARDER 11'9" x 4'9" (average measurements) (3.58m x 1.45m (average measurements))

With built-in shelves, space for a tumble dryer and door to

UTILITY ROOM 8'9" x 5'6" (2.67m x 1.68m)

With outlook to the side and door to the outside, there is a double ceramic sink unit and space for a washing machine, door to

W.C.

Having a close coupled W.C. and a frosted window to the side. The room has partially tiled walls.

STAIRS AND LANDING

HALF LANDING

With stairs to the upper first floor and step up to

MIDDLE FIRST FLOOR LANDING

With doors to bedroom four and door to

W.C.

Comprising of a close coupled W.C. and a wall mounted wash basin.

BEDROOM FOUR 11'6" x 11'6" (3.51m x 3.51m)

With outlook to the side and having a fireplace with open fire (not know if in working order) with hearth, surround and mantle over.

BATHROOM

A stylish bathroom comprising a free standing roll top bath with mixer tap over and flexible shower hose over, close coupled W.C. and a wash basin with mixer tap over, cupboards under. There is a large walk-in shower cubicle with tiled floor and walls with both rain and flexible shower heads. There is a heated towel rail and window to the side.

BEDROOM ONE 15'6" x 11'3" (average measurements) (4.72m x 3.43m (average measurements))

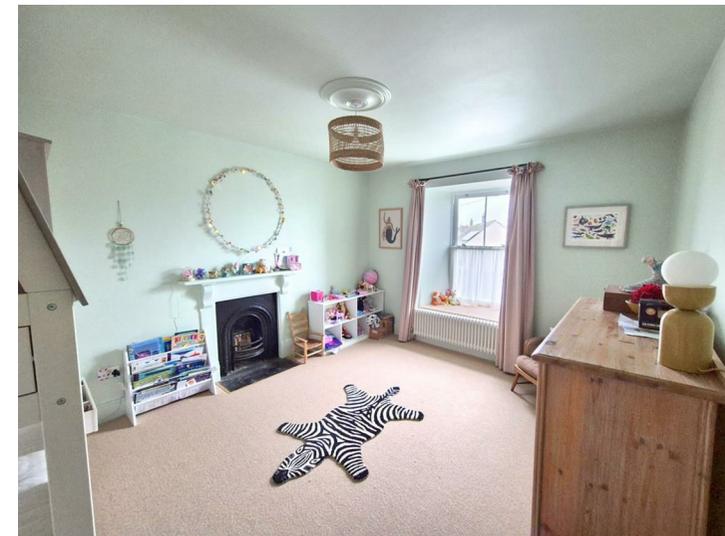
A dual aspect room with outlook over the village and out to sea. There is a feature fireplace (not known if in working order) with hearth, surround and mantle over.

BEDROOM TWO 15'9" x 12' (4.80m x 3.66m)

With outlook to the side and having a feature fireplace with hearth, surround and mantle over (not in working order).

BEDROOM THREE 11'9" x 9' (3.58m x 2.74m)

With outlook over the village and having sea glimpses. There is a feature fireplace (not know if in working order) hearth, surround and mantle over.





OUTSIDE

The outside space is a real feature of the property with good size rear garden which is mainly laid to lawn. To the front of the property is a small courtyard and a driveway provides parking and leads to the integral garage.

SERVICES

Mains water, electricity and drainage.

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

WHAT3WORDS

spendingin.pelt.foil

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.

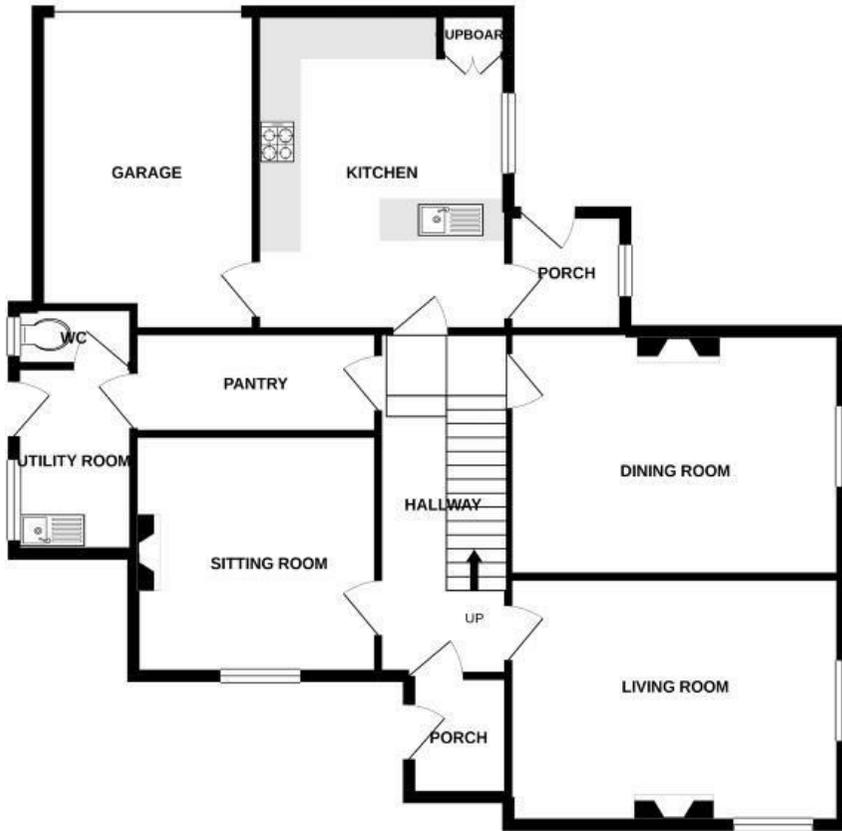
DATE DETAILS PREPARED.

9th February 2026.

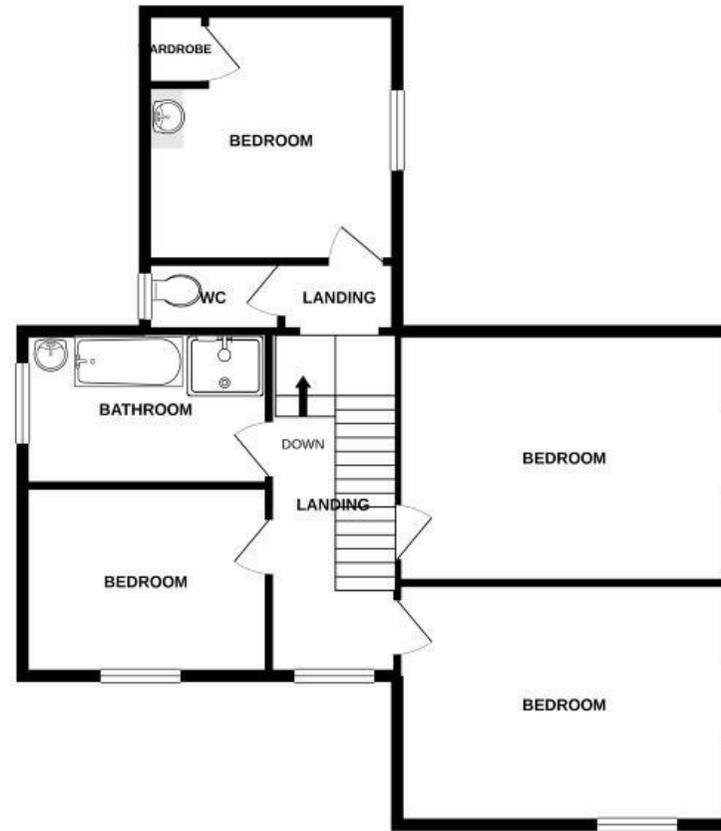




GROUND FLOOR
1131 sq.ft. (105.1 sq.m.) approx.



1ST FLOOR
862 sq.ft. (80.1 sq.m.) approx.



TOTAL FLOOR AREA : 1994 sq.ft. (185.2 sq.m.) approx.

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) A			
(81-91) B			
(69-80) C			
(55-68) D			65
(39-54) E			
(21-38) F		32	
(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 carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as secure and lease 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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