



## Neptune House Loe Bar Road, Porthleven, TR13 9ER

£575,000 Freehold

CHRISTOPHERS  
ESTATE AGENTS

# Neptune House Loe Bar Road

- STUNNING SEA & COASTAL VIEWS
- REVERSE LEVEL ACCOMMODATION
- DELIGHTFUL BALCONY
- SUCCESSFUL HOLIDAY LET
- OPEN PLAN LIVING MAXIMISING THE BREATHTAKING VIEWS
- GENEROUS PATIO
- PARKING
- COUNCIL TAX EXEMPT (IF USED AS A HOLIDAY LET)
- EPC D59
- FREEHOLD







Situated on one of Porthleven's most sought after addresses, Loe Bar Road, this beautifully presented three bedroom semi-detached house enjoys stunning sea and coastal views.

The property is arranged over reverse level accommodation to make the most of its superb outlook and features a delightful balcony, the perfect spot to relax with a morning coffee while taking in the marine vistas.

In brief, the accommodation comprises on the ground floor an entrance hall, shower room and three bedrooms. The first floor offers a fabulous open plan lounge/kitchen/diner designed for modern living and maximising the breathtaking views.

Externally, to the rear of the property is a pleasant decked area, whilst to the side there is a generous patio that also benefits from sea views. With parking often at a premium in the village, a particularly attractive feature is the private parking space to the side of the property.

The home is currently operated as a successful holiday let and benefits from electric central heating and double glazing.

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**

## HALL

With outlook to the front and out to sea. There are stairs to the first floor, understairs cupboard, tiled floor, doors to all bedrooms and door to

## SHOWER ROOM

Comprising a close coupled W.C., walk-in shower cubicle with both rain and flexible shower heads, wash basin with waterfall style tap over and drawers under. There is a tiled floor, partially tiled walls, a heated towel rail and a frosted window to the side.

## BEDROOM ONE 12'9" x 9'6" (narrowing to 8'9") (3.89m x 2.90m (narrowing to 2.67m))

With outlook to the front and out to sea. The room benefits from an array of built-in wardrobes.

## BEDROOM TWO 12'3" x 8'9" (3.73m x 2.67m)

With outlook to the rear and having built-in wardrobes.

## BEDROOM THREE 8'3" (narrowing to 5'6") x 7'3" (2.51m (narrowing to 1.68m) x 2.21m)

With outlook to the rear.

## STAIRS

Stairs ascend to the first floor and open onto

## LOUNGE/KITCHEN/DINER 29'6" x 17'6" (8.99m x 5.33m)

A fabulous open plan lounge, kitchen, diner which is triple aspect allowing one to take full advantage of the breathtaking sea and coastal views. Bifold doors open onto the balcony area which as previously mentioned would seem ideal for a morning coffee enjoying the marine vistas. French doors open onto the rear courtyard and a wood burner on an attractive hearth acts as a focal point for the room. There is access to the loft.

## KITCHEN AREA

Comprising working top surfaces incorporating a one and a half bowl sink unit with drainer, cupboards and drawers under and wall cupboards over, built-in appliances include a double oven, hob with hood over and there is a space for a washing machine and dishwasher.





#### **OUTSIDE**

To the rear of the residence is a good size decked area and steps lead up to a further patio area which would seem ideal for alfresco dining. Sea views can be enjoyed from the patio area.

#### **STORE**

Accessed to the side of the property is a small store room.

#### **AGENTS NOTE**

We are advised that the patio area extends over next doors store room creating a flying freehold.

#### **WHAT3WORDS**

trunk.backpack.ecological

#### **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 Exempt (if used as a holiday let)

#### **DATE DETAILS PREPARED.**

16th December 2025.

#### **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 -

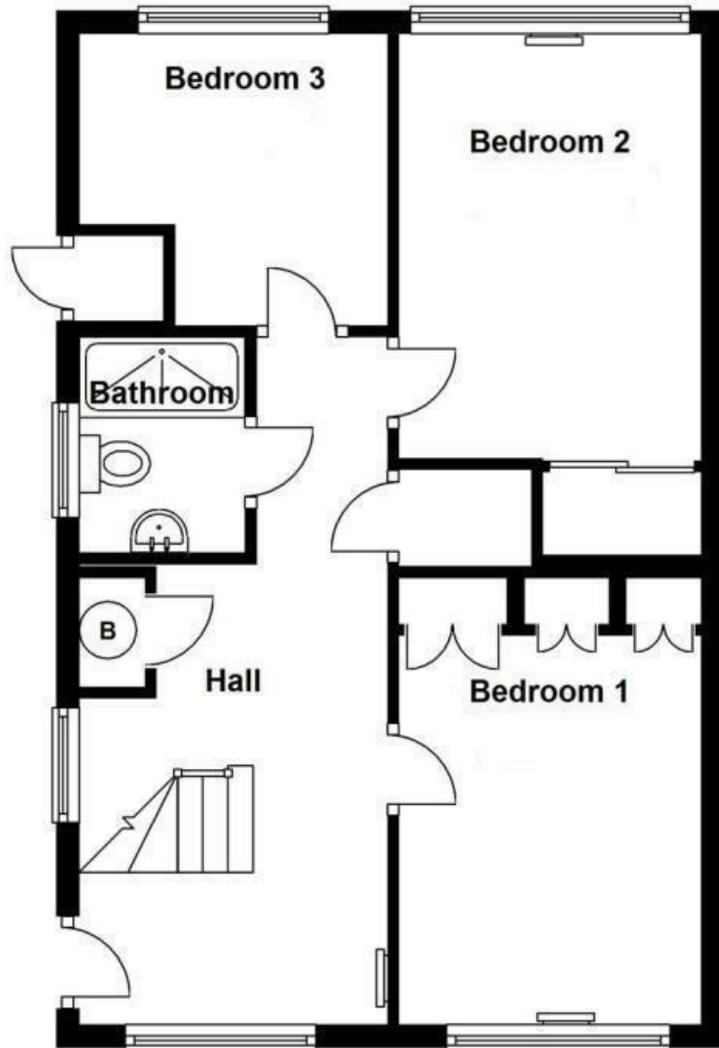
<https://checker.ofcom.org.uk/>

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

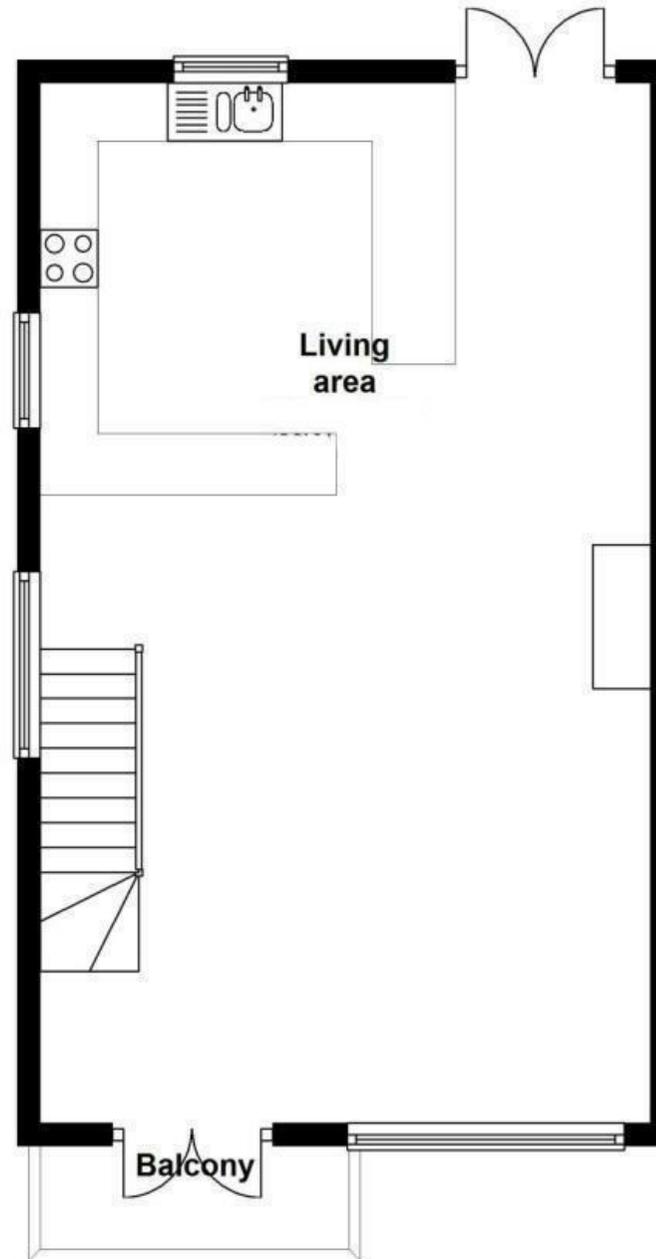
Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.



## Ground Floor



## First Floor



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>			<b>78</b>
(55-68) <b>D</b>		<b>59</b>	
(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	

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 communal gardens as well as fixtures and fittings cannot have their accuracy guaranteed for intending purchasers. Lesser 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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