

69 Penponds Road, Porthleven, TR13 9LP

£565,000 Freehold

CHRISTOPHERS

ESTATE AGENTS

69 Penponds Road

- FIVE BEDROOM DETACHED CHALET STYLE RESIDENCE
- SOUGHT AFTER FISHING VILLAGE OF PORTHLEVEN
- POPULAR RESIDENTIAL AREA
- VERSATILE ACCOMMODATION
- DRIVEWAY WITH OFF ROAD PARKING & GARAGE
- PLEASANT VIEWS OVER OPEN COUNTRYSIDE TOWARDS THE SEA
- FREEHOLD
- COUNCIL TAX C
- EPC D58

Situated in the popular residential area of Penponds Road, in the highly sought-after Cornish fishing village of Porthleven, this detached five-bedroom chalet-style bungalow offers spacious and versatile accommodation.

The property benefits from LPG central heating and double glazing and has been extensively enhanced and improved by the current owners. From the property, there are pleasant views over the village towards the surrounding countryside and out to sea.

A driveway provides off-road parking and leads to the garage. In brief, the accommodation comprises a covered entrance porch, hallway, kitchen/diner, lounge, family bathroom, shower room, and three bedrooms on the ground floor. The first floor offers a further shower room and two additional bedrooms.

The garage incorporates a useful workshop area and utility space. The gardens wrap around the property and feature a lawned area, raised flower beds, patio seating areas, a greenhouse, and a shed—ideal for both relaxation and gardening enthusiasts.







Porthleven is a thriving seaside Cornish fishing village with its large harbour providing a focal point. Around this cluster many pubs, restaurants and businesses. The village provides amenities to cater for everyday needs as well as a primary school, whilst the more comprehensive amenities of Helston are a few miles distant and these include national stores, cinema and sports centre with indoor swimming pool.

Located between Helston and Porthleven is the beautiful Penrose Estate, managed by The National Trust, with its many walks and trails through the Cornish countryside around Loe Pool which is Cornwall's largest natural fresh water lake. Porthleven has a prize winning Brass Band which, on many a summer's Sunday evening, can be heard echoing around the village, creating atmosphere and ambience for both residents and visitors.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

DOOR TO

COVERED ENTRANCE
With door to the garage, rear garden, step up and door to

HALL
With doors to all ground floor rooms and stairs to the first floor.

KITCHEN 20'6" x 11'3" (narrowing to 9'9") (6.25m x 3.43m (narrowing to 2.97m))
A dual aspect room with outlook to the side and patio doors to the front garden.

KITCHEN AREA
Comprising granite working top surfaces incorporating a one and a half bowl sink unit with drainer and mixer tap over, cupboards and drawers under and wall cupboards over. Built-in appliances include a Range Master Stove with induction hob and hood over, a dishwasher and a walk-in larder area. Door to

LOUNGE 13'9" x 13'6" (4.19m x 4.11m)
A dual aspect room with patio doors to the side.

BATHROOM
A stylish bathroom comprising a jacuzzi style bath with mixer tap over and flexible shower hose attachment, close couple W.C. and a wash basin with mixer tap over and drawers under. There is a large walk-in shower cubicle with both rain and flexible shower heads, a wall mounted towel rail, partially tiled walls, floor and frosted window to the side.

SHOWER ROOM
Comprising a close couple W.C., wash basin with mixer tap over and cupboards under and a shower cubicle. There is a tiled floor, partially tiled walls and a frosted window to the hall.

BEDROOM THREE 14'6" x 10'3" (plus door recess) (4.42m x 3.12m (plus door recess))
French doors to the rear garden.

BEDROOM FOUR 13'3" x 11'3" (plus door recess) (4.04m x 3.43m (plus door recess))
A dual aspect room with outlook to the side and French doors to the rear garden.

BEDROOM FIVE 11'3" x 10' (3.43m x 3.05m)
With outlook to the rear garden.

STAIRS AND LANDING
With skylight, a large landing area which would seem ideal for a home office and doors to all remaining rooms.

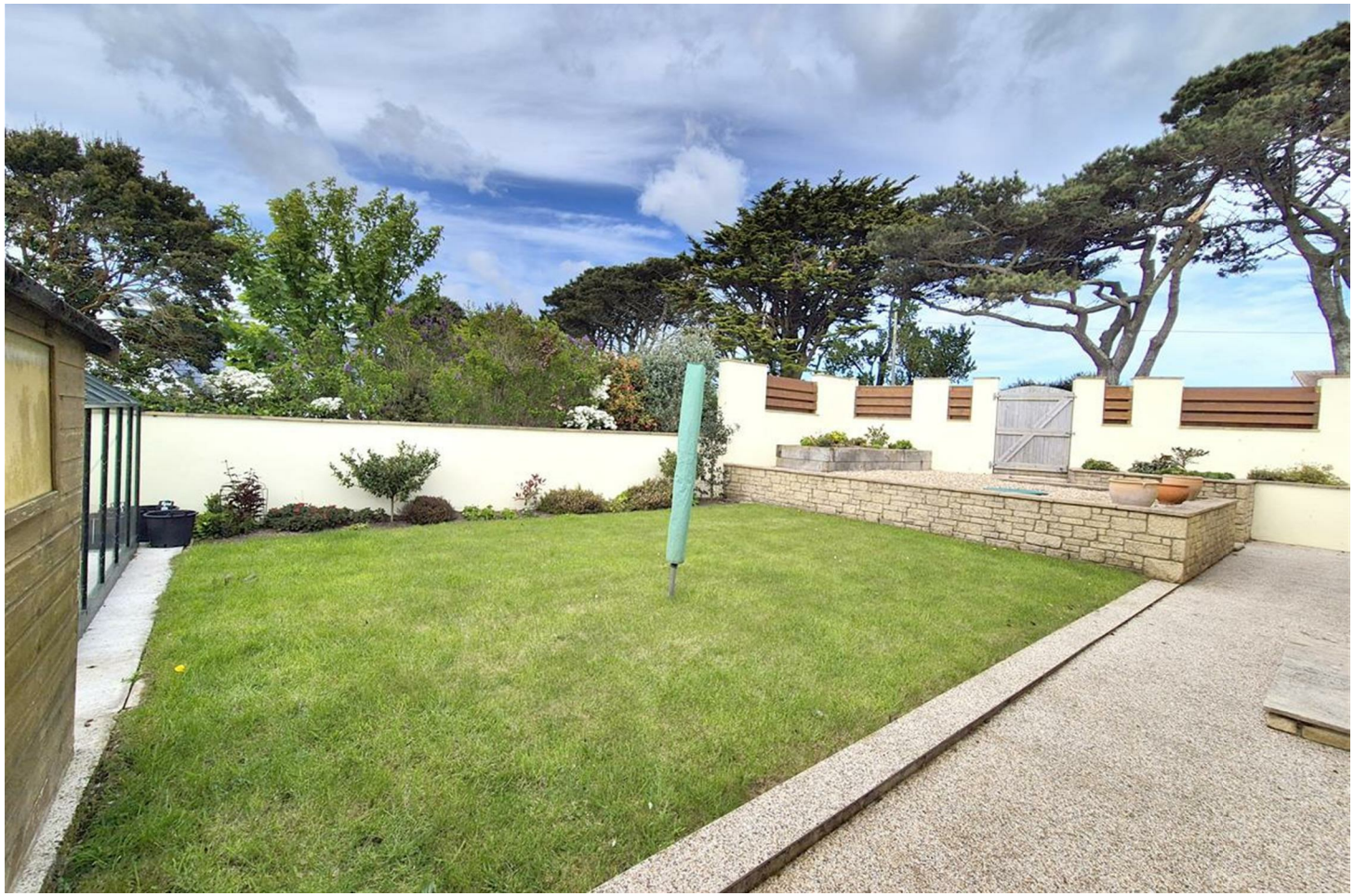
SHOWER ROOM
Comprising a large shower cubicle, wash basin with mixer tap over, surround and cupboards under and a close coupled W.C. There are partially tiled walls, tiled floor, towel rail and skylight.

BEDROOM ONE 17'9" x 11'3" (narrowing to 10'9") (5.41m x 3.43m (narrowing to 3.28m))
A triple aspect room enjoying views over the village, out to sea and towards open countryside.













BEDROOM TWO 17'9" x 10'3" (5.41m x 3.12m)

A triple aspect room with skylights enjoying views over the village, towards open countryside and out to sea. This room is currently utilised as a home office.

OUTSIDE

There are gardens to the front and rear with the rear garden having a good sized lawned area, useful shed, greenhouse and large patio area which would seem ideal for alfresco dining and entertaining. To the front of the property is a further hard landscaped area for ease of maintenance a driveway provides parking and leads to the garage.

SERVICES

Mains water, electricity, drainage and LPG gas.

FLOOD RISK

River & Sea Very Low Surface Water Very Low.

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.

22nd April 2026.

WHAT3WORDS

margin.deleting.photos

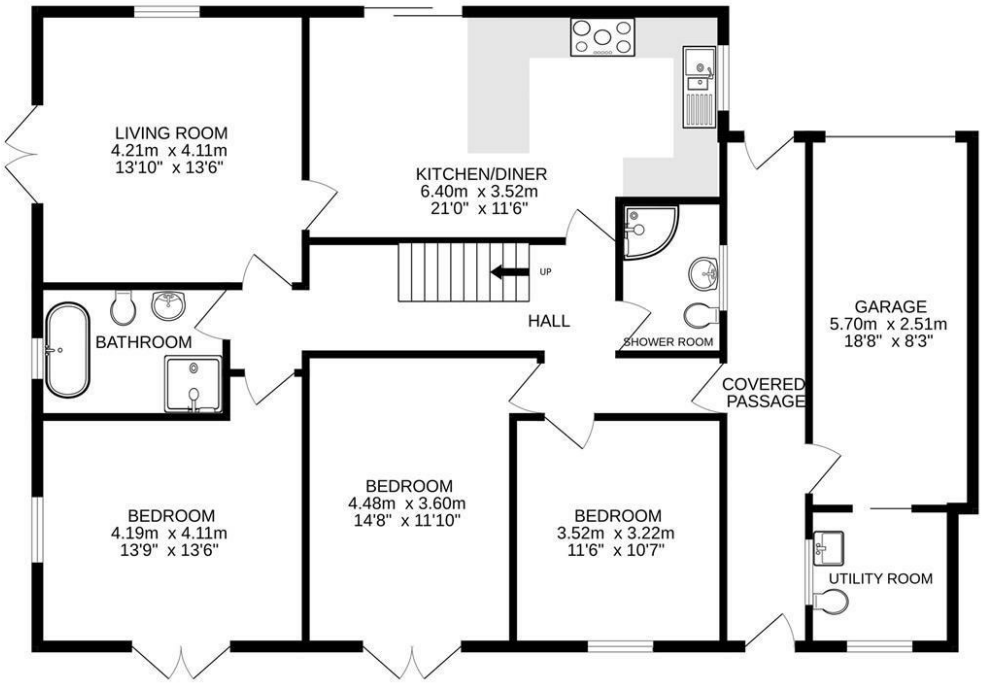
MOBILE AND BROADBAND

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/

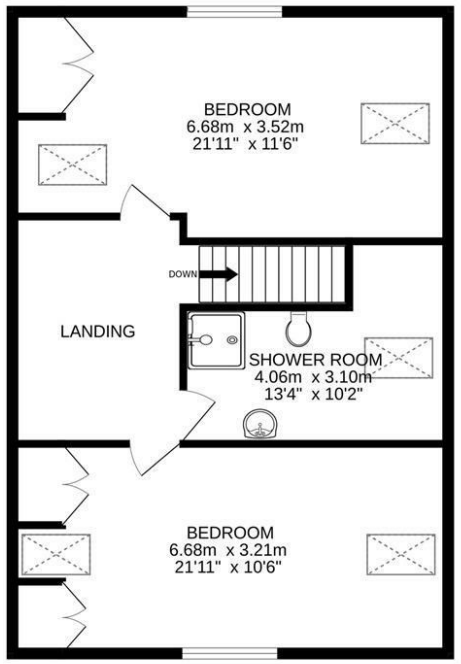
PROOF OF FINANCE - PURCHASERS

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

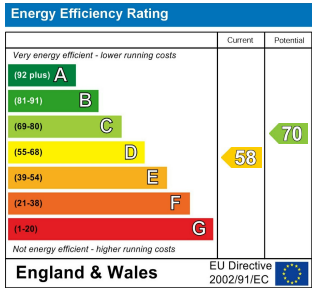


1ST FLOOR



PROUD GUILD MEMBER
THE GUILD PROPERTY PROFESSIONALS

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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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 tenure 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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