



21 Parc An Maen, Porthleven, TR13 9AU

£265,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

21 Parc An Maen

- WELL PROPORTIONED THREE BEDROOM HOUSE
- SOUGHT AFTER FISHING VILLAGE OF PORTHLEVEN
- ENHANCED BY THE CURRENT VENDORS
- MANY REFINEMENTS INCLUDING AIR SOURCE HEATING
- DOUBLE GLAZING
- GARDENS & PARKING
- FREEHOLD
- COUNCIL TAX B
- EPC TBC







An opportunity to purchase a well proportioned three bedroom terraced house in the sought after Cornish fishing village of Porthleven.

This beautifully presented residence, which has been fully enhanced by the current vendors boasts many refinements of modern living including a stylish modern kitchen, double glazing and air source heat pump heating.

In brief, the accommodation comprises a porch, lounge, kitchen/diner and completing the ground floor a wet room with W.C. On the first floor is a bathroom and three bedrooms. To the outside is off road parking to the front whilst to the rear is a pleasant terraced garden which is decked for ease of maintenance and would seem ideal for alfresco dining.

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)

STEPS UP TO

PORCH

With frosted windows to the front and door to

LOUNGE 15'9" x 15'6" (maximum measurements) (4.80m x 4.72m (maximum measurements))

With outlook to the front over other properties towards open countryside and Tregonning Hill. There is an inset wood burner with hearth under which acts as a focal point for the room, stairs to the first floor with storage under and folding door to

KITCHEN/DINER

With outlook and door to the rear garden and sliding door to a wet room.

KITCHEN AREA 15'9" x 9'3" (4.80m x 2.82m)

An attractive modern kitchen comprising its own working top surfaces incorporating a one and a half bowl sink unit with mixer tap over, cupboards and drawers under and wall cupboards over. Built-in appliances include two ovens, induction hob with hood over and there is space for fridge freezer, washing machine and dishwasher. Opening to

DINING AREA 11'3" x 8'3" (3.43m x 2.51m)

Outlook and door to the rear garden. Sliding door to

WETROOM

Comprising a close coupled W.C., wall mounted wash basin with mixer tap over, tiled walls, tiled floor and having a shower.

STAIRS AND LANDING

With access to the loft and doors to all remaining rooms.

BATHROOM

Attractive bathroom suite comprising a p-shaped bath with mixer tap and shower over with both rain and flexible shower heads. There is a W.C., wash basin with mixer tap over, surround and drawers under and the room has partially tiled walls, a tiled floor, frosted window to rear and a towel rail.

BEDROOM ONE 12'6" x 8'9" (maximum measurements)

(3.81m x 2.67m (maximum measurements))

With outlook over the village, towards open countryside and towards Tregonning Hill.

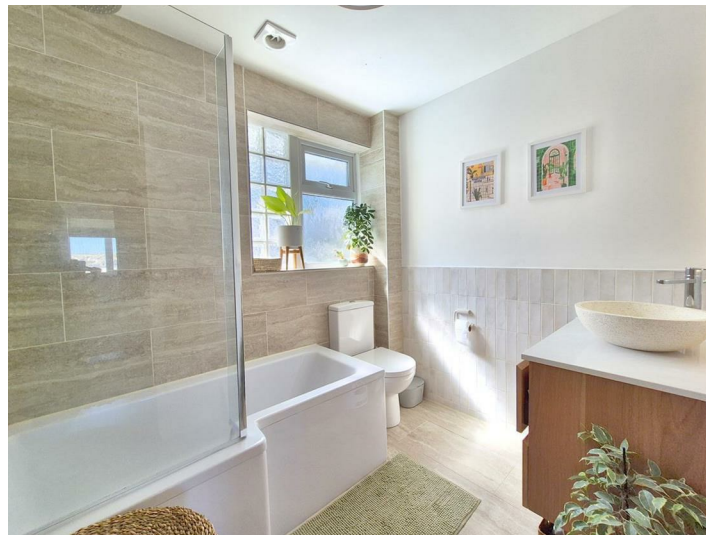
BEDROOM TWO 12'3" x 7'3" (minus door recess) (3.73m x

2.21m (minus door recess))

With outlook to the rear.

BEDROOM THREE 8'9" x 6'6" (2.67m x 1.98m)

Enjoying a similar outlook to bedroom one.





OUTSIDE

To the front of the property is a parking area whilst to the rear is a pleasant rear garden which is terraced with decking for ease of maintenance which would seem ideal for alfresco dining and entertaining. Located to the rear of the garden is a useful shed. A gate leads to a pedestrian path.

SERVICES

Mains electricity, water, drainage and air source heat pump.

WHAT3WORDS

withdrew.tissue.february

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 B.

DATE DETAILS PREPARED.

29th April 2026.

MOBILE AND BROADBAND

To check the broadband coverage for this property please visit -

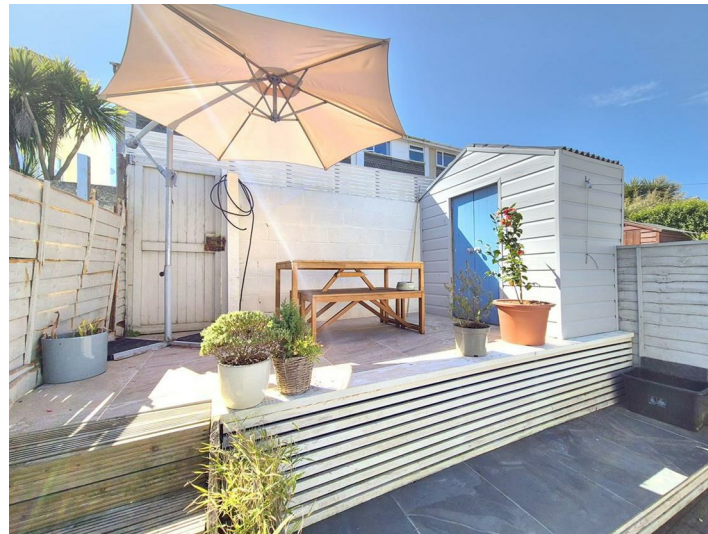
<https://www.openreach.com/fibre-broadband>

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. 52.3 sq. metres (563.4 sq. feet)



First Floor
Approx. 37.7 sq. metres (406.2 sq. feet)



Total area: approx. 90.1 sq. metres (969.5 sq. feet)

CHRISTOPHER'S
ESTATE AGENTS

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(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 figures 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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