



**Burnden House 10 Wellington Road, Porthleven, TR13 9AB**

**£475,000 Freehold**

**CHRISTOPHERS**  
ESTATE AGENTS

# Burnden House 10 Wellington Road

- LOVELY CHARACTER THREE BEDROOM HOUSE
- IN THE HEART OF THIS POPULAR CORNISH VILLAGE
- WELL PROPORTIONED ACCOMMODATION
- PLEASANT TERRACE
- LARGE GARDEN
- SUMMERHOUSE
- PARKING
- FREEHOLD
- COUNCIL TAX D
- EPC D58







Situated in the heart of the sought-after Cornish fishing village of Porthleven, this spacious three-bedroom property is brimming with charm and character. The residence, which benefits from oil fired central heating and double glazing, offers generous living accommodation and benefits from parking, a rare and valuable asset within the village. To the rear is a good size garden, beautifully stocked with an abundance of mature plants and shrubs, creating a delightful outdoor space. Additional garden features include a pond (requiring some maintenance), a summer house, and a useful outbuilding.

In brief, the accommodation comprises a hall, lounge/diner, sitting room, kitchen/diner, utility room and, completing the ground floor, a W.C. On the first floor is a bathroom and three bedrooms.

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.

Situated between Helston and Porthleven is the beautiful Penrose Estate which is managed by The National Trust and where one may delight in the 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

HALL 11'6" x 6' (3.51m x 1.83m)

A spacious hall with outlook to the rear of the residence. There are doors to the lounge, sitting room and door to

**KITCHEN/DINER 23' x 8'3" (7.01m x 2.51m)**

Comprising working top surfaces incorporating a circular sink unit with drainer and mixer tap over, cupboards and drawers under and wall cupboards over. There is space for an oven and built-in appliances include a fridge and a dishwasher. The room has partially tiled walls, and doors open on to the front garden. Door to

**UTILITY ROOM 8'6" x 6'3" (2.59m x 1.91m)**

Having working top surfaces with space under for a range of utilities including a washing machine. There are wall cupboards over, partially tiled walls, a tiled floor and outlook to the side. Door to

**CLOAKROOM**

With frosted window to the side, having built-in cupboards and a tiled floor. Sliding door to a close coupled W.C., pedestal washbasin with mixer tap over and a towel rail.

**SITTING ROOM 13'3" x 12'3" (4.04m x 3.73m)**

With French doors opening on to the front garden and having a feature fireplace (not in working order) which acts as a focal point for the room, with stone hearth, surround and wood mantel over.

**LOUNGE/DINER 20' x 14'6" narrowing to 10' (6.10m x 4.42m narrowing to 3.05m)**

A dual aspect room with outlook to the front and rear. There are double doors to the front garden.

**STAIRS AND LANDING**

Stairs ascend to the half landing with stairs to the upper landing, an arch style window to the rear and steps up to

**BEDROOM THREE 11'9" x 6'6" (3.58m x 1.98m)**

With outlook to the rear.

**UPPER LANDING**

With access to the loft, doors to all remaining bedrooms and door to

**BATHROOM**

Suite comprising bath with mixer tap and flexible shower attachment over, close coupled W.C., pedestal washbasin and a shower cubicle. There are partially tiled walls, towel rail and an outlook to the rear.





#### **BEDROOM ONE 13'3" x 12'3" (4.04m x 3.73m)**

Having an array of built-in cupboards and an outlook over the front garden.

#### **BEDROOM TWO 13'6" x 10'9" minus door recess (4.11m x 3.28m minus door recess)**

With outlook over the front garden.

#### **OUTSIDE**

To the front of the property (not the side front the road) is a beautifully kept, large garden boasting an abundance of plants and shrubs and having a large terrace which would seem ideal for al fresco dining and enjoying the outlook over the garden. At the bottom of the garden is a summer house and a useful shed. To the rear of the property is a hard landscaped area and a flowerbed.

#### **AGENTS NOTE**

We have been advised that the neighbours at number 11 have a right to access the flat roof between the two houses for maintenance purposes.

#### **SERVICES**

Mains electricity, water and drainage.

#### **WHAT3WORDS**

backfired.skyrocket.masks

#### **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.

#### **ANTI MONEY LAUNDERING REGULATIONS**

We are required by law to ask all purchasers for verified ID prior to instructing a sale.

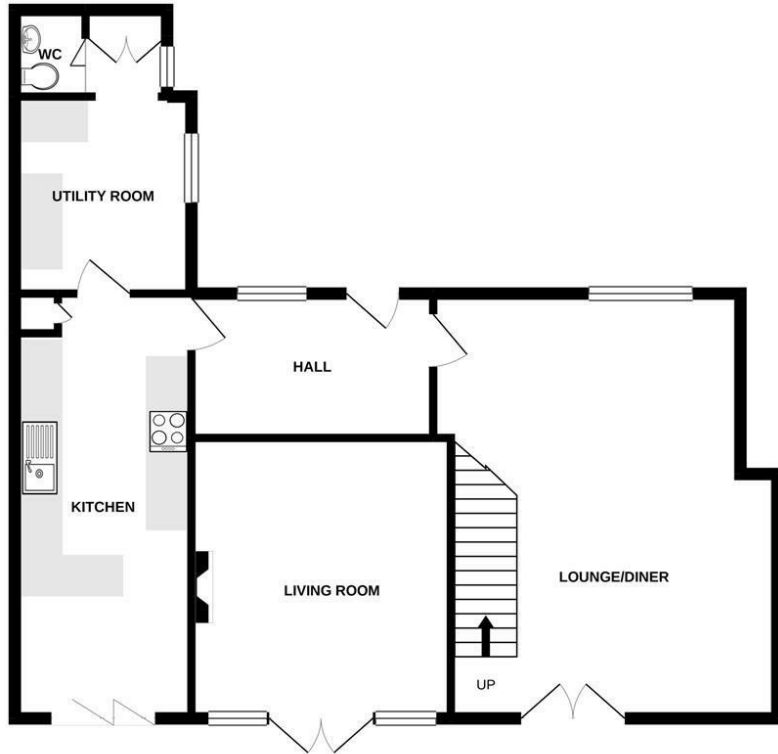
#### **MOBILE AND BROADBAND**

To check the broadband coverage for this property please visit - <https://www.openreach.com/fibre-broadband>

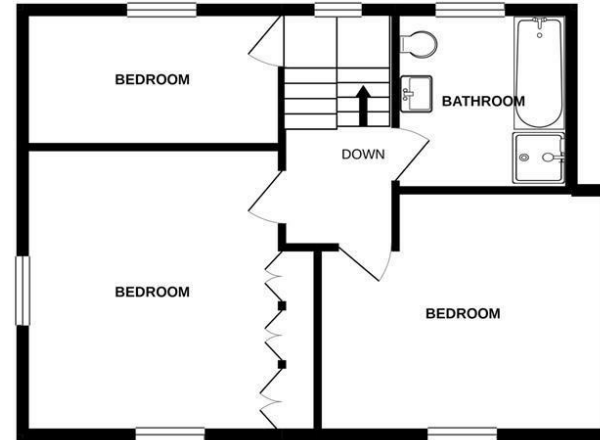
To check the mobile phone coverage please visit - <https://checker.ofcom.org.uk/>



GROUND FLOOR  
821 sq.ft. (76.3 sq.m.) approx.



1ST FLOOR  
546 sq.ft. (50.8 sq.m.) approx.



TOTAL FLOOR AREA : 1367 sq.ft. (127.0 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</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	

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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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