

42 The Shrubberies, Porthleven, TR13 9FG

£550,000 Freehold

CHRISTOPHERS

ESTATE AGENTS

42 The Shrubberies

- FOUR BEDROOM DETACHED EXECUTIVE HOME
- SOUGHT AFTER SHRUBBERIES DEVELOPMENT
- BEAUTIFUL SEA VIEWS
- REVERSE LEVEL ACCOMMODATION
- SPACIOUS OPEN-PLAN LOUNGE AND KITCHEN/DINER
- MASTER BEDROOM WITH EN-SUITE
- GENEROUS GARDEN, DRIVEWAY AND GARAGE
- COUNCIL TAX BAND E
- FREEHOLD
- EPC 88 B

Situated within the popular, well respected development of The Shrubberies in the Cornish fishing village of Porthleven is this four bedroom, detached executive style house. The residence, which has been arranged into reverse accommodation to take full advantage of the sea views, boasts many refinements of modern living and is well proportioned. Benefiting from oil fired central heating and double glazing, the beautifully presented property has engineered oak flooring in the first floor living spaces and a wood burner acts as a focal point for the lounge.

The outside space is a real feature of the property with a good size rear garden which is mainly laid to lawn, has a patio area and established plants and shrubs. To the side is a driveway which provides parking and leads to a garage.

In brief, the accommodation comprises a hall, bathroom and four bedrooms, the master of which benefits from an en suite shower room. On the first floor is an open plan lounge, w.c. and kitchen/diner.







Porthleven is a thriving sea side Cornish fishing village with its harbour providing a focal point. Around this cluster many pubs, restaurants and businesses. The village provides amenities to cater for every day 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 freshwater lake.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

DOOR TO

HALL
With stairs to the first floor, under stairs cupboard, LED spotlighting, doors to all bedrooms and door to

BATHROOM
Suite comprising bath with mixer tap and flexible shower attachment over, close coupled w.c., wall mounted wash basin with mixer tap and a shower cubicle. There is a tiled floor and partially tiled walls.

MASTER BEDROOM 15' x 10'6" (4.57m x 3.20m)
Having built in wardrobes, French doors opening onto the rear garden and door to

EN SUITE
Comprising shower cubicle, close coupled w.c. and a wall mounted wash basin. There is a tiled floor and partially tiled walls.

BEDROOM TWO 11' x 9'6" (3.35m x 2.90m)
With outlook to the front and between other properties out to sea. The room has built in wardrobes.

BEDROOM THREE 13' x 8' (3.96m x 2.44m)
With outlook to the rear garden.

BEDROOM FOUR 9'9" x 7'9" (2.97m x 2.36m)
Currently utilised as a home office, the room has an outlook between other properties and out to sea.

STAIRS AND LANDING
Stairs with glass balustrading ascend to the first floor landing with an engineered oak floor, door to the kitchen/diner, built in cupboard housing a washing machine, door to the w.c. and door to

LOUNGE 23'3" x 14'6" narrowing to 12'6" (7.09m x 4.42m narrowing to 3.81m)
A fabulous room enjoying views over open countryside, other properties and out to sea. French doors open onto a Juliett balcony to the side and a single door opens onto the front balcony with space for a small table and chairs. The room has an engineered oak floor, a wood burner and an alcoved area with a built in desk and shelving.

W.C.
Comprising of a close coupled w.c. and a wash basin.

KITCHEN/DINER 23'3" x 10' narrowing to 9'3" (7.09m x 3.05m narrowing to 2.82m)
A dual aspect room with outlook to the front, out to sea between other properties. There is also an outlook over the rear garden.

KITCHEN AREA
Attractive modern kitchen comprising working top surfaces incorporating a one and a half bowl sink unit with drainer, cupboards and drawers under and wall cupboards over. An array of built in appliances include a double oven, dishwasher and a hob with hood over. The room has an engineered oak floor, access to the loft and LED spotlighting.

OUTSIDE
To the side of the property a brick driveway provides parking and leads up to a garage. The rear garden is a real feature of the property with large lawned area, patio area and well established plants and shrubs. There is a green house and a shepherd's hut style shed, fitted as a DIY workshop.













AGENTS NOTE

Maintenance of the public areas on The Shrubberies estate is looked after by a residents' management company and paid for by the residents. There is an annual charge for this which is currently around £150 per year.

AGENTS NOTE TWO

The property is accessed via an unadopted road.

SERVICES

Mains electricity, water and drainage. We are advised that the solar panels belong to the property.

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/

COUNCIL TAX BAND

Band E.

ANTI MONEY LAUNDERING REGULATIONS - PURCHASERS

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

PROOF OF FUNDS - 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

10th November 2026.

WHAT3WORDS

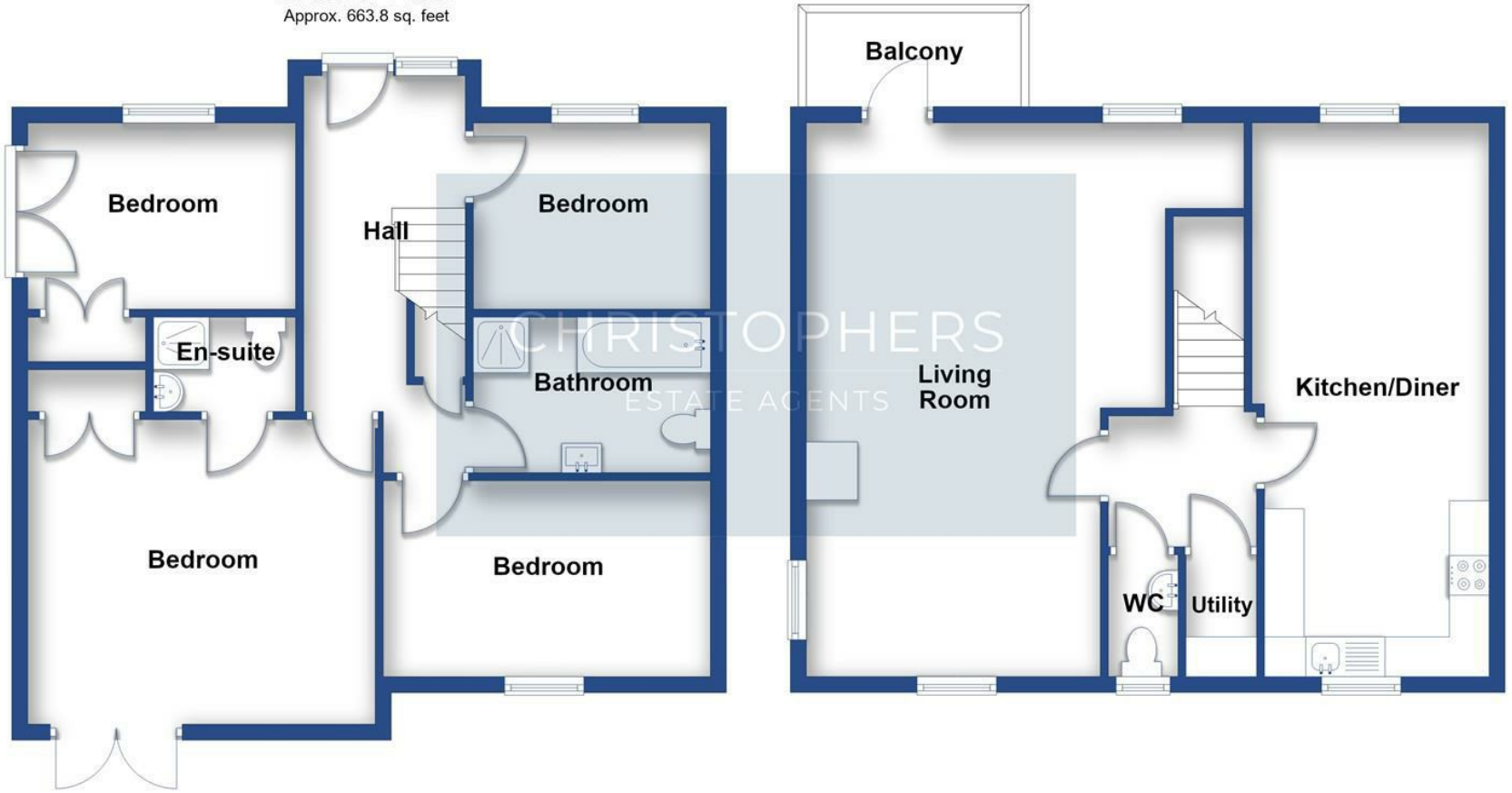
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FLOOD RISK

River & Sea Very Low Surface Water Very Low.

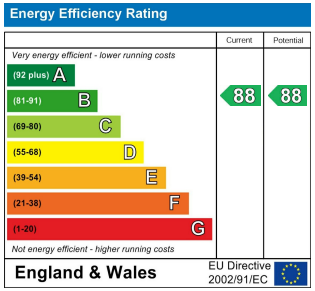
Ground Floor
Approx. 663.8 sq. feet

First Floor
Approx. 646.8 sq. feet
(excluding Balcony)



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Total area: approx. 1310.6 sq. feet



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 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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