

5 Mill Close, Porthleven, TR13 9LH

£435,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

5 Mill Close

- THREE BEDROOM DETACHED BUNGALOW
- GARDENS & GARAGE
- GREATLY ENHANCED BY CURRENT OWNER
- OIL FIRED CENTRAL HEATING
- FREEHOLD
- COUNCIL TAX BAND C
- EPC E48

Situated in the well regarded residential area of Mill Close, in the Cornish fishing village of Porthleven is this detached, three bedroom bungalow. The residence, which has been greatly enhanced by the current owner is well presented with recently fitted kitchen, bathroom and shower room. Benefiting from oil fired central heating and double glazing, the property is cradled by its gardens which are mainly laid to lawn with well established plants and shrubs. To the side of the property a driveway leads to a detached garage.

In brief, the accommodation comprises an open plan kitchen/diner, side porch/utility room, lounge, sun room, inner hall, bathroom, shower room and three bedrooms.







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. Local amenities include shops, Public Houses, galleries, supermarket, doctors' surgery and a well regarded primary school.

The more extensive amenities of Helston, with national stores, cinema, leisure centre with indoor swimming pool and secondary schooling are just a few miles away. On the outskirts of Porthleven is the Penrose Estate which is run by the National Trust and provides delightful walks around Loe Pool which is Cornwall's largest natural freshwater lake.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

DOOR TO

KITCHEN/DINER 17'6" x 11'6" (5.33m x 3.51m)
A fabulous, open plan room with recently fitted kitchen comprising working top surfaces incorporating a double Belfast sink style unit with mixer tap over, cupboards and drawers under and wall cupboards over. There is a built in dishwasher and space for a range style cooker with hob over and a built in hood with downlights. The room has spotlighting, partially tiled walls, a breakfast bar area, door to the lounge, inner hall and door to

SIDE PORCH/UTILITY ROOM 7' x 4' (2.13m x 1.22m)
A triple aspect room with door to the outside currently housing the washing machine.

LOUNGE 15'6" x 11'9" (4.72m x 3.58m)
With outlook to the side and having a fireplace with stone hearth (not currently in working order). Outlook and door to

SUN ROOM 19' x 8'3" (5.79m x 2.51m)
A fabulous addition to the property with a triple aspect providing views toward open countryside. The room has skylights and a door to the outside.

INNER HALL
With access to the loft, door to the bathroom, three bedrooms and door to

SHOWER ROOM
Comprising shower cubicle and a w.c. with concealed cistern and wash basin over with mixer tap. There are partially tiled wall, towel rail and spotlighting.

BATHROOM
Comprising a P shape bath with both rain and flexible shower heads over, close coupled w.c. and pedestal wash basin with mixer tap over. There are partially tiled walls, towel rail, spotlighting and a frosted window to the front.

BEDROOM ONE 11'9" x 11'9" (3.58m x 3.58m)
A dual aspect room with outlook to the side and to the rear patio, garden and towards open countryside.

BEDROOM TWO 11'9" x 11'9" (3.58m x 3.58m)
With outlook to the side.

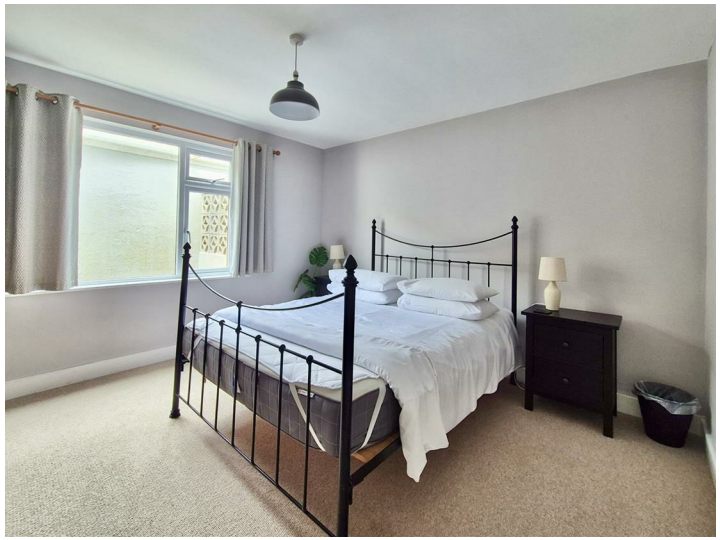
BEDROOM THREE 7'6" x 7' (2.29m x 2.13m)
With outlook over the rear garden and towards open countryside.

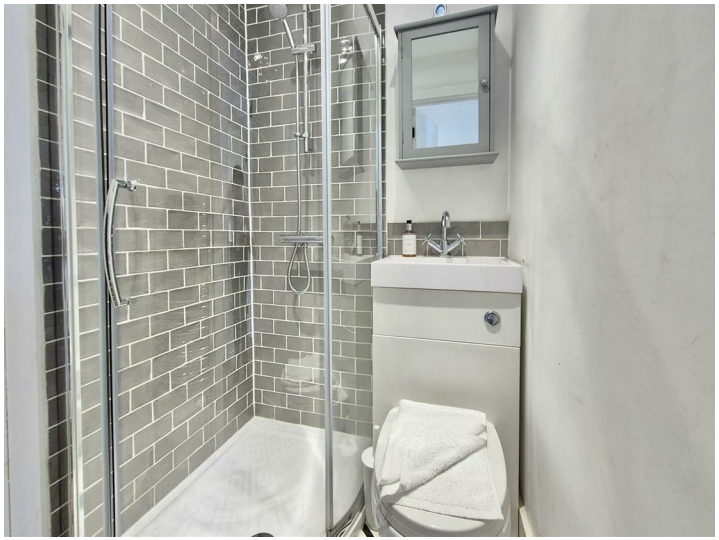












OUTSIDE

The property is cradled by its gardens which are mainly laid to lawn with well established plants and shrubs. The rear garden has an elevated patio area which would seem idea for alfresco dinning. To the side of the property is a driveway which leads to a detached garage.

SERVICES

Mains water, drainage and electricity.

COUNCIL TAX BAND

Council Tax Band C.

ANTI MONEY LAUNDERING REGULATIONS - PURCHASERS

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

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.

DATE DETAILS PREPARED

9th September 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/

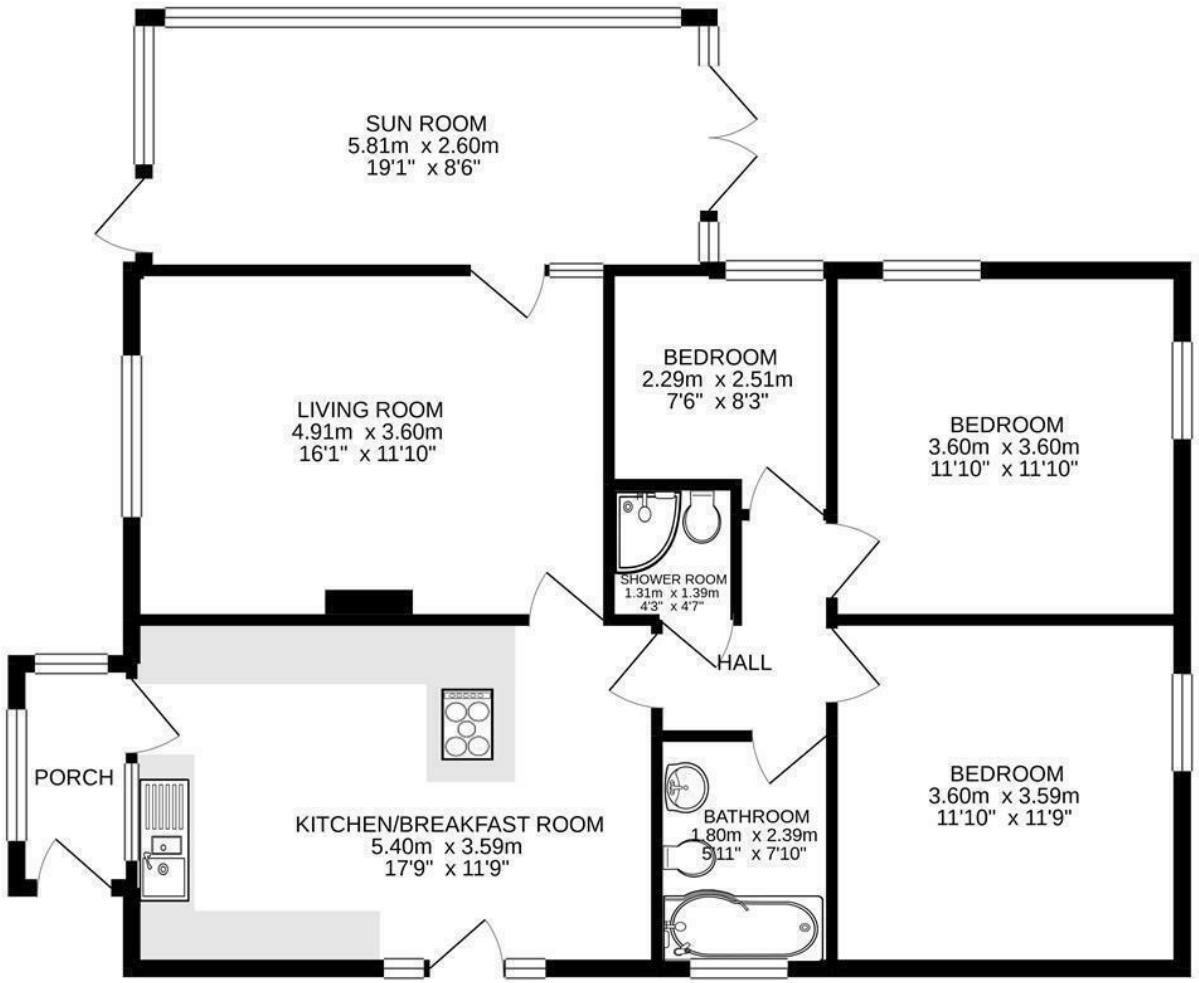
WHAT3WORDS

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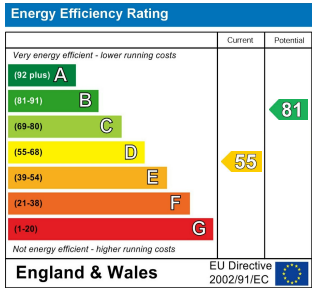
FLOOD RISK

River & Sea Very Low Surface Water Very Low.

GROUND 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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