

35 Parc An Maen, Porthleven, TR13 9AU

£275,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

35 Parc An Maen

- BEAUTIFULLY PRESENTED THREE-BEDROOM END-OF-TERRACE HOME
- SOUGHT-AFTER RESIDENTIAL LOCATION
- MOMENTS FROM THE HARBOUR, BEACH AND VILLAGE AMENITIES
- LOUNGE WITH BAY WINDOW AND DECORATIVE FIREPLACE
- OPEN-PLAN KITCHEN/DINING ROOM WITH FRENCH DOORS
- OFF-ROAD PARKING AND ELECTRIC VEHICLE CHARGING POINT
- SUNNY, TIERED REAR GARDEN WITH PATIO AND LAWN
- FREEHOLD
- COUNCIL TAX B
- EPC F37







Tucked away within a well regarded residential area of the sought-after coastal village of Porthleven, is this immaculately presented three bedroom end of terrace home with off road parking, an electric car charging point and tiered gardens to the rear.

Conveniently situated moments from the harbour, beach and the village's wide range of amenities, the property has been thoughtfully maintained and updated to provide a lovely home that is likely to appeal to first time buyers, professional couples and young families alike.

A dual aspect entrance porch with useful coat hanging rails and storage, provides a warm and practical welcome, leading, in turn, to the lounge which is bathed in natural light from the bay window and enhanced by a decorative fireplace and a contemporary electric fire.

Beyond is the nicely appointed open plan kitchen and dining room, fitted with a pleasing range of cupboards and drawers with solid wood working top surfaces, a Neff electric hob and oven and spaces for an American style fridge freezer and washing machine. The dining area is served by French doors that open directly onto the rear patio and garden, making this a wonderful room for family living and entertaining.

Upstairs, are three bedrooms, two of which are double and have a useful built-in wardrobe. The master bedroom enjoys an elevated outlook across the village towards Tregonning Hill in the distance, whilst the versatile third single bedroom could be utilised as a child's room, home office or nursery to suit.

The beautifully appointed family bathroom features a contemporary suite with a stylish vanity wash hand basin and a 'P' shaped bath with curved shower screen and electric shower over, complemented by attractive tiling and flooring.

Outside, a neat brick paved driveway bearing a bespoke '35' logo provides useful off road parking, with raised beds and hedging to the front and a side pathway leading to the rear. The sunny, tiered garden is enclosed by fencing, ensuring children and dogs remain under supervision, whilst offering a sheltered patio with a barbecue - perfect for summer entertaining. Steps rise to an upper tier, laid to lawn with a useful shed and an attractive loose chipped area with a stone pathway, making a delightful and low maintenance outdoor space for all to enjoy. Beautifully presented and wholeheartedly recommended!

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)

Modern part glazed door to

ENTRANCE PORCH 7'9" x 6' (2.36m x 1.83m)
Having a dual aspect with wood effect flooring, coat hanging rails, lighting arrangement and a window to the front aspect with a pleasant outlook across the village towards Breage church in the distance. Multi pane glass door to

LOUNGE 16'1" x 15'4" exc bay window (4.90m x 4.67m exc bay window)
Light and welcoming with a lovely bay window to the front aspect and a modern decorative fireplace, currently housing a contemporary electric fire and providing a nice focal point for the room. There is striking wood effect luxury vinyl flooring, a spotlighting arrangement, an infra red heating panel and a multi pane glass door to

KITCHEN / DINING ROOM 16'1" x 10' max measurement (4.90m x 3.05m max measurement)
Spacious and well appointed with a well equipped modern fitted kitchen comprising solid wood working top surfaces incorporating a one and a half bowl sink with drainer and Swan's neck mixer tap over and a Neff electric oven and hob with a chimney style hood over. There are a useful range of cupboards and drawers under with matching wall cupboards and a display shelf over, whilst spaces are provided for a washing machine and an American style fridge freezer. There are attractive tiled splash backs, a spotlighting arrangement, tiling to the floor and French doors that open out onto the rear patio and garden.

A staircase rises to the first floor

FIRST FLOOR

LANDING
With balustrade, loft hatch to roof space, airing cupboard with slatted pine shelving and doors off to the family bathroom and all three bedrooms.

BEDROOM ONE 12' x 9'6" (3.66m x 2.90m)
Comfortable double bedroom with built-in wardrobe with hanging rail and shelf over, recessed spotlighting, infra red heating panel and a large window to front aspect enjoying an elevated outlook towards Tregonning Hill in the distance.

BEDROOM TWO 11'2" x 9'7" max measurement (3.40m x 2.92m max measurement)
Double bedroom with built-in wardrobe with hanging rail and shelf over, window to rear aspect.

BEDROOM THREE 8'9" x 6'2" (2.67m x 1.88m)
With window to front aspect. Infra red heating panel.













BATHROOM

Beautifully appointed with a contemporary suite comprising a low-level w.c with concealed cistern, stylish wash hand basin with mixer tap over, vanity cupboard under, side storage cupboard and a 'P' shaped bath with curved shower screen and an electric shower over. The suite is enhanced by a ladder style heated towel rail, stylish partly tiled walls, recessed lighting, a mirrored medicine cabinet, wood effect vinyl flooring and obscure glazed windows to the rear.

OUTSIDE

To the front is a neat brick paved driveway with a bespoke '35' logo providing off-road parking with an adjacent electric car charging port and outside tap. Partly enclosed by low level walling with raised beds and hedging, a side pathway affords access to the rear patio and garden.

The tiered rear garden is neatly enclosed by fencing and enjoys a sunny aspect with a patio and adjacent barbecue providing a sheltered and pleasant space in which to sit out and enjoy a family barbecue in warmer months. Steps ascend to the upper tier with an area of lawn, a raised bed with fuchsia, shrubs and plants, a shed and an attractive loose chipped area with a stone pathway within. Outside tap.

SERVICES

Mains electricity, water & drainage.

AGENTS NOTE ONE

The property has a right of access along the side pathway which enables access to the rear garden.

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.

WHAT3WORDS

mouse.surely.asterisk

FLOOD RISK

River & Sea Very Low Surface Water Very Low.

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/

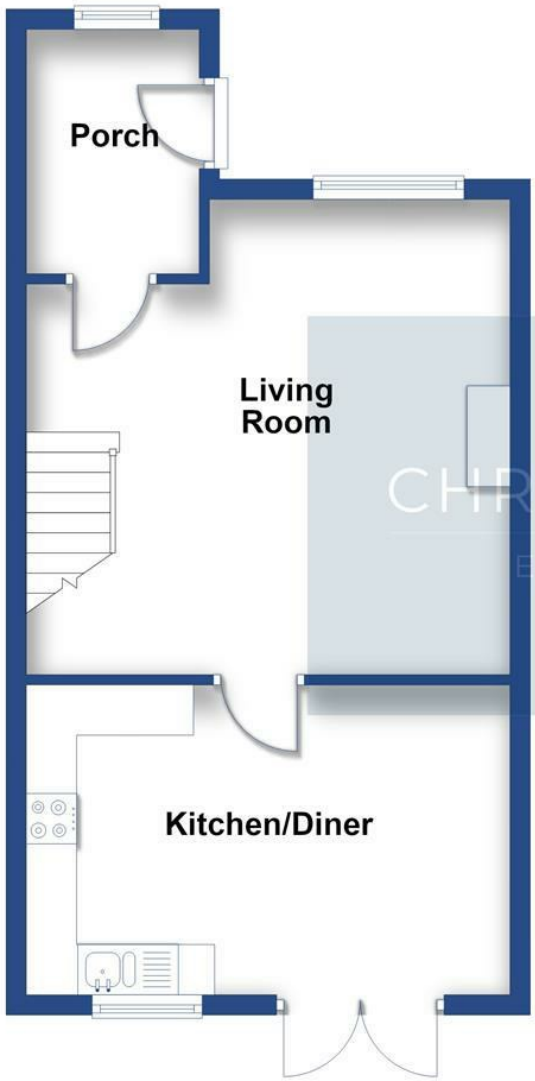
PROOF OF FINANCE - PURCHASERS

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.

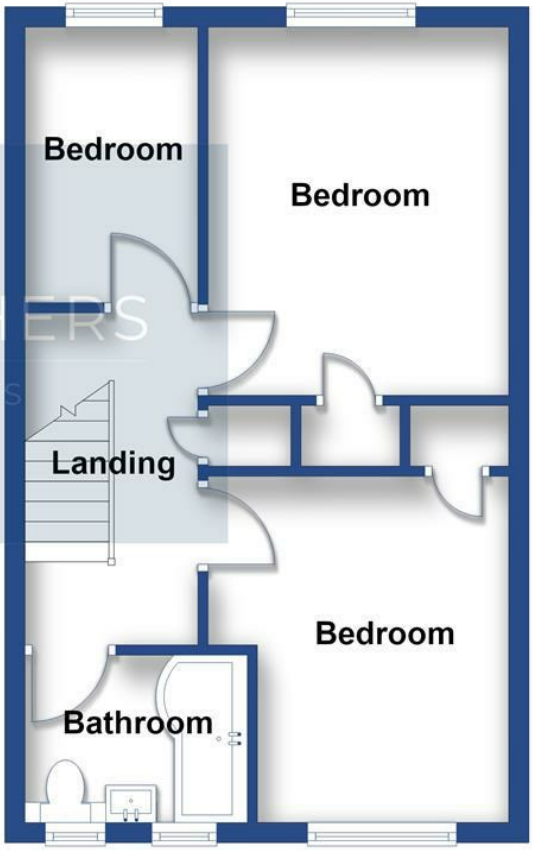
DATE DETAILS PREPARED.

23rd October 2026.

Ground Floor
Approx. 440.5 sq. feet

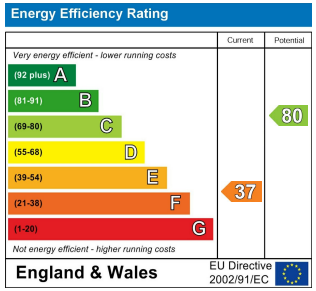


First Floor
Approx. 395.8 sq. feet



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Total area: approx. 836.3 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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