

8 Gibson Way, Porthleven, TR13 9AW

£350,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

8 Gibson Way

- THREE BEDROOM END OF TERRACE FAMILY HOME
- BEAUTIFULLY PRESENTED
- LOVINGLY RENOVATED AND THOUGHTFULLY ENHANCED
- STYLISH, CONTEMPORARY KITCHEN AND RECENTLY FITTED BATHROOM
- WOOD BURNING STOVE
- GENEROUS GARDEN
- THREE OUTBUILDINGS
- FREEHOLD
- COUNCIL TAX B
- EPC E-40







A fantastic opportunity to acquire a beautifully presented three bedroom end-of-terrace family home, nestled in the highly sought after Cornish fishing village of Porthleven. Located within the popular residential area of Gibson Way, this delightful residence has been lovingly renovated and thoughtfully enhanced by the current vendors.

The accommodation is complemented by a stylish, contemporary kitchen, a recently fitted bathroom, and the welcoming warmth of a wood-burning stove, creating a cosy and inviting focal point to the living space. Externally, the property boasts a remarkably generous garden, predominantly laid to lawn with an expansive patio area—ideal for entertaining or relaxing. Further enhancing its appeal, the home enjoys lovely elevated views across the village and out to sea, offering a wonderful coastal backdrop to everyday living.

In brief, the accommodation comprises a hall, kitchen/diner and lounge to the ground floor. On the first floor is a bathroom and three bedrooms. Accessed from the outside are three outbuildings including a w.c. and a storage room.

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)

DOOR TO

HALL
With stairs to the first floor, door to the kitchen/diner and a door to

LOUNGE 18'9" x 10' (5.72m x 3.05m)
A dual aspect room with outlook to the front and rear, views over the village and distant sea views. A wood burner acts as focal point for the room, with hearth and mantel over.

KITCHEN/DINER 18'9" x 9'6" (average measurements) (5.72m x 2.90m (average measurements))
A dual aspect room with an outlook to the front and rear. There is a stylish modern fitted kitchen, with working top surfaces incorporating a sink unit with drainer and mixer tap over, cupboards and drawers under and wall cupboards over. The kitchen has a built-in dishwasher, whilst there is space for an oven and a fridge/freezer. The room has access to an understairs cupboard, as well as a door to the rear garden.

STAIRS AND LANDING
With doors to all bedrooms, a built-in airing cupboard, a tubular heater and a water tank with immersion heater. The landing enjoys views over the village and out to sea. There are doors to both bedrooms and a door to

BATHROOM
Comprising a 'P-shaped' bath with mixer tap and shower over, with both flexible and rain shower heads, a heated towel rail, a close coupled w.c. and a wash basin with cupboards under and mixer tap over. There is a frosted window to the rear.

BEDROOM ONE 12'9" x 10' (3.89m x 3.05m)
Having an outlook to the front and a built-in wardrobe.

BEDROOM TWO 9'9" x 9'6" (average measurements) (2.97m x 2.90m (average measurements))
Also with an outlook to the front and built in wardrobe.

BEDROOM THREE 8'9" x 6'6" (2.67m x 1.98m)
Having an outlook over the village and towards the sea in the distance. There is a built-in wardrobe.













OUTSIDE

The outside gardens are a real feature of the property, with good sized lawned areas cradling the residence. The rear garden being of particularly generous size and boasting a large patio area which would seem ideal for al fresco dining and entertaining. Accessed from the outside are three outbuildings.

OUTBUILDING ONE 5'3" x 4'9" (1.60m x 1.45m)

With an outlook to the side and space for a washing machine and tumble drier.

OUTBUILDING TWO

A small w.c. room with frosted window to the side.

OUTBUILDING THREE 9'9" x 8'3" (2.97m x 2.51m)

Having a vaulted ceiling and being dual aspect.

WHAT3WORDS

cluttered.debt.vows

COUNCIL TAX

Council tax band B

SERVICES

Mains water, drainage and electricity.

ANTI-MONEY LAUNDERING

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/

PROOF OF FINANCE - PURCHASERS

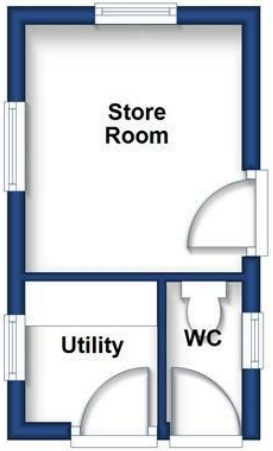
Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

DATE DETAILS PREPARED.

6th February 2026.

Ground Floor

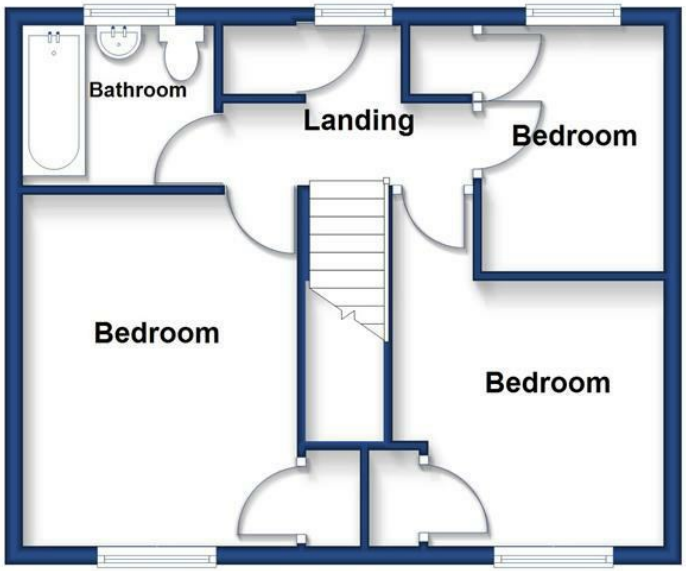
Approx. 52.5 sq. metres (565.5 sq. feet)



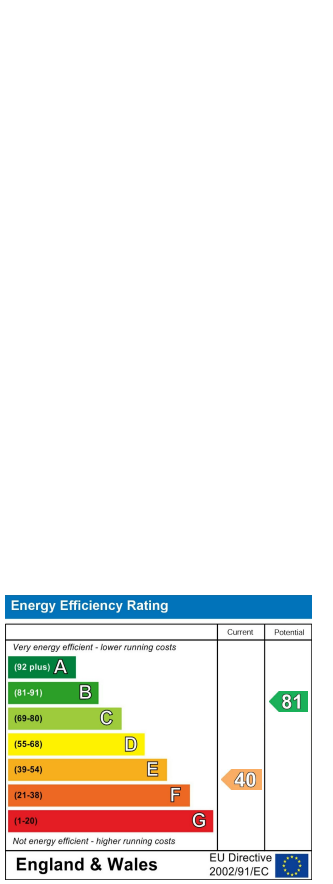
First Floor

Approx. 40.6 sq. metres (437.0 sq. feet)





Total area: approx. 93.1 sq. metres (1002.5 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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