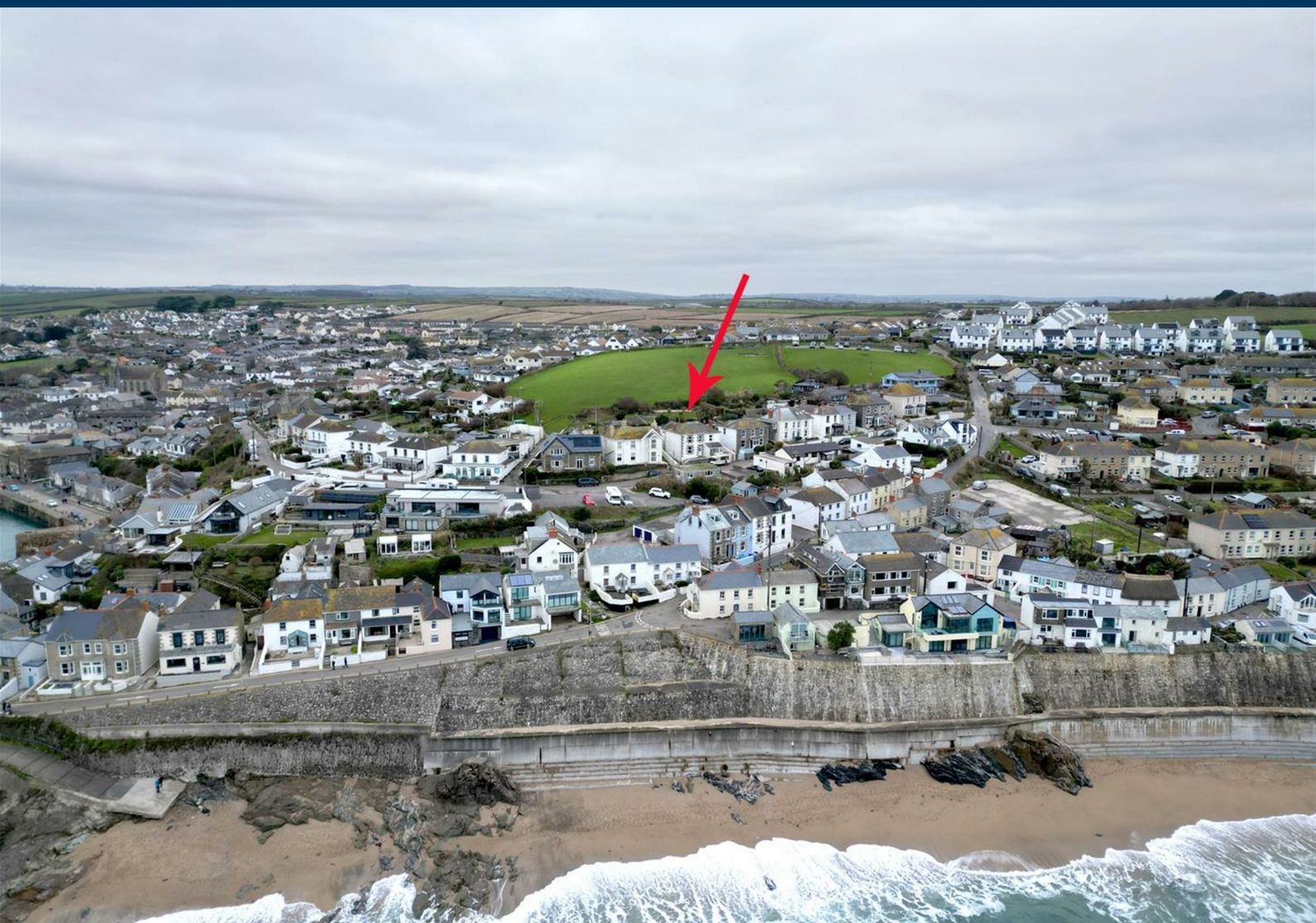


CHRISTOPHERS

ESTATE AGENTS



A beautifully presented, three bedroom semi detached property enjoying far reaching sea and coastal views over other properties in the Cornish fishing village of Porthleven.



Situated in the sought after Cornish fishing village of Porthleven in the well regarded area of Peverell Terrace is this semi detached, three bedroom character property. The residence, which benefits from oil fired central heating and double glazing, enjoys far reaching views over other properties towards the rugged Cornish coastline and out to sea.

In brief, the accommodation, which is arranged in reverse level layout to take full advantage of the fine outlook, comprises, on the ground floor an entrance area, hall, bathroom and three bedrooms, two of which benefit from en suite shower rooms. On the first floor is a fabulous open plan lounge/diner and a kitchen/diner.

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 facilities 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)

Steps up and door to -

ENTRANCE AREA

With tiled floor spotlighting and door to -

HALL

With doors to all bedrooms, understairs cupboard, stairs to first floor, tiled floor, spotlighting and door to -

BATHROOM

Comprising bath with shower over, close coupled W.C., pedestal wash handbasin. There is a towel rail, tiled floor and walls, spotlighting, frosted window to the side.

BEDROOM ONE 3.12M X 2.67M PLUS ALCOVE (10'3" X 8'9" PLUS ALCOVE)

With views over other properties and out to sea. The room has spotlighting and door to -

EN SUITE

Comprising shower cubicle, pedestal washbasin with mixer tap over and a close coupled W.C. There is a tiled floor and walls, heated towel rail, spotlighting.

BEDROOM TWO 3.12M X 2.97M IRREGULAR SHAPED ROOM (10'3" X 9'9" IRREGULAR SHAPED ROOM)

Outlook to the side and spotlighting. Door to -

EN SUITE

Comprising close coupled W.C., shower cubicle, pedestal washbasin with mixer tap over. The room has a tiled floor and walls, spotlighting and a frosted window to the side.

BEDROOM THREE 3.20M X 2.36M PLUS WALKWAY (10'6" X 7'9" PLUS WALKWAY)

With outlook to the rear and spotlighting.

FIRST FLOOR

LOUNGE/DINER 6.55M X 5.11M (21'6" X 16'9")

A fabulous open plan dual aspect room with outlook to the front over other properties, out to sea and the rugged Cornish coastline. The room has spotlighting, wall lighting, a wood burner on a stone hearth which acts as the focal point to the room (the woodburner, we are advised is not in working order). There is an opening with step down to -

UPPER HALL

With access to the loft, tiled floor with door to the kitchen/diner and door to -

W.C.

Comprising close coupled W.C., pedestal washbasin with mixer tap over and a tiled splashback, tiled floor, spotlighting and a frosted window to the side.

KITCHEN/DINER 4.57M X 3.12M (15' X 10'3")

Comprising working top surfaces incorporating a one and a half bowl sink unit with drainer and mixer tap over, cupboards and drawers under and wall cupboards over. A range of built-in appliances include a hob with double oven under, fridge/freezer and a dishwasher. The room is dual aspect, has a tiled floor, spotlighting, partially tiled walls and French doors to the rear garden.

OUTSIDE

To the front of the property is an elevated raised terraced area which would seem ideal for al fresco dining and enjoying the fine outlook. To the rear of the property is a further large patio area and a small lawned area which houses the oil tank. There is also a small courtyard with access to an outbuilding which is currently used as a utility room.

CONSERVATION AREA

We understand this property is located in a conservation area. For details of conservation areas visit Cornwall Mapping and use the Council's interactive map.

SERVICES

Mains electricity, water and drainage

DIRECTIONS

From our office in Fore Street, head down the hill, turning left on to Commercial Road and head out past the Harbour Inn, all the way out to the Clock Tower. Head around the corner, keeping the beach on your right hand side and proceed up Cliff Road. When the road forks, take the left hand fork and then the first turning left. Head up the hill and at the T junction turn right on to Peverell Terrace. The property will be found after a short distance on your right hand side.

VIEWING

To view this property or any other property we are offering for sale, simply call the number on the reverse of these details.

ANTI-MONEY LAUNDERING

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

15th January, 2024.

ATLANTIC VIEW PEVERELL TERRACE, PORTHLEVEN, TR13 9DZ PRICE GUIDE £625,000

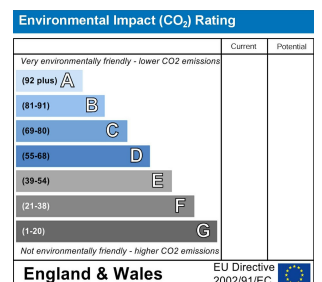
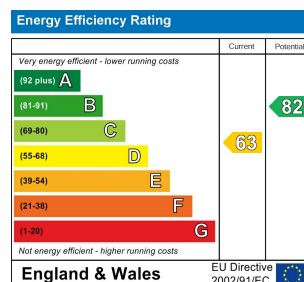
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