



**Lynarvon Sunset Drive, Porthleven, TR13 9AP**

**£325,000 Freehold**

**CHRISTOPHERS**  
ESTATE AGENTS



# Lynarvon Sunset Drive

- THREE BEDROOM SEMI-DETACHED BUNGALOW
- LOCATED IN THE SOUGHT AFTER FISHING VILLAGE
- IN NEED OF SOME UPDATING TO REALISE ITS FULL POTENTIAL
- VIEWS OVER THE VILLAGE TOWARDS OPEN COUNTRYSIDE & SEA GLIMPSES
- GARDENS
- GARAGE
- FREEHOLD
- COUNCIL TAX C
- EPC E43









Situated in the well regarded, Sunset Drive in the sought after Cornish fishing village of Porthleven is this 3 bedroom, semi detached bungalow. The residence, which benefits from double glazing, is in need of some updating to realise its full potential and enjoys views over the village, towards open countryside and distant sea glimpses. The outside space is a real feature of the property with good size gardens to the front and rear. The front garden is mainly laid to lawn and boasts well established plants and shrubs. The rear garden is mainly hard landscaped which would seem ideal for al fresco dining and entertaining.

In brief, the accommodation comprises a hall, lounge, shower room, kitchen/diner and 3 bedroom.

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 amenities 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.

Located between Helston and Porthleven is the beautiful Penrose Estate, managed by The National Trust, with its 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)**

Ramp up, step and door to

#### **ENTRANCE PORCH**

With a frosted window to the side, having a tiled floor, step up and door to

#### **HALL**

With doors to all bedrooms and access to the loft.



**LOUNGE 12' x 10'9" (3.66m x 3.28m)**

A dual aspect room, enjoying a view over the village and out to sea. There is a feature fireplace housing an electric fire.

**KITCHEN/DINER 17' x 10'3" (max measurements) (5.18m x 3.12m (max measurements))**

Comprising working top surfaces incorporating a sink unit with drainer and mixer tap over, cupboards and drawers under and wall cupboards over. There is a built-in double oven with hob and hood over, partially tiled walls, a built-in cupboard and the room is dual aspect.

**SHOWER ROOM**

A modern suite comprising a close coupled W.C., wash basin with mixer tap over and cupboards under and a walk-in shower cubicle. There are tiled walls and frosted windows to the side.

**BEDROOM ONE 11'3" x 10' (3.43m x 3.05m)**

With outlook to the rear and having a built-in cupboard.

**BEDROOM TWO 9'9" x 9'9" (2.97m x 2.97m)**

Having an outlook to the side.

**BEDROOM THREE 10'6" x 6' (3.20m x 1.83m)**

Having an outlook to the front, over the village, out to sea and towards open countryside. There is a built-in wardrobe.

**OUTSIDE**

To the front of the property is a large lawned area which is mainly laid to lawn and has well established plants and shrubs. To the side of the property is a driveway which provides parking and leads to the garage. The rear garden is hard landscaped and would seem ideal for alfresco dining and entertaining.

**SERVICES**

Mains electricity, water and drainage.

**AGENTS NOTE ONE**

We would like to advise prospective purchasers that the garage door is broken at the property.







#### **AGENTS NOTE TWO**

The property is being dealt with by representatives who have never lived at the property so there is less information than normal about the residence. Purchasers to make their own enquiries.

#### **WHAT3WORDS**

neon.moon.emporium

#### **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 C.

#### **DATE DETAILS PREPARED.**

6th May 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 -

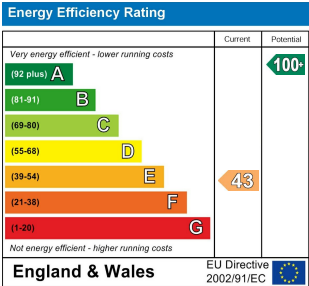
<https://checker.ofcom.org.uk/>

#### **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.







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.



## Christophers Estate Agents

5 Wendron Street, Helston, TR13 8PT

01326 565566 | [property@christophers.uk.com](mailto:property@christophers.uk.com) | [christophers.uk.com](http://christophers.uk.com)

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