



**25 Gibson Way, Porthleven, TR13 9AN**

**£360,000 Freehold**

**CHRISTOPHERS**  
ESTATE AGENTS

# 25 Gibson Way

- THREE BEDROOM END OF TERRACE FAMILY HOME
- BEAUTIFULLY PRESENTED
- AIR SOURCE HEAT PUMP AND DOUBLE GLAZING
- STYLISH AND CONTEMPORARY KITCHEN
- GARDENS AND PRIVATE PARKING
- THREE ATTACHED OUTBUILDINGS
- VIEWS OVER THE VILLAGE AND OUT TO SEA
- FREEHOLD
- COUNCIL TAX B
- EPC D60

Situated in the well regarded residential area of Gibson Way, in the sought after Cornish fishing village of Porthleven, this beautifully presented three bedroom end of terrace family home, has been significantly enhanced by the current owner.

The property benefits from modern comforts, including recently installed central heating pipework and radiators, air source heat pump and double glazing, whilst a stand out feature is the open plan kitchen/diner, fitted with a stylish, contemporary kitchen and integrated appliances. The home also enjoys pleasant views over the village, The Bickford Smith Institute clock tower and out to sea in the distance, as well as open countryside to the rear of the residence.

In brief, the accommodation comprises a hall, lounge, kitchen/diner and completing the ground floor, a utility room. On the first floor are three bedrooms and a shower room.

Externally the property offers a front garden, mainly laid to lawn, whilst to the side there is a generous parking area with space for a number of vehicles.

The rear garden is also predominately laid to lawn and features a variety of mature plants and shrubs. In addition, there are three attached outbuildings to the rear which provides a boiler room, w.c. and a useful 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)**

##### **STEPS UP AND A DOOR TO**

##### **HALL**

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

**LOUNGE 12'6" x 8'6" (minus door recess) (3.81m x 2.59m (minus door recess))**

With an outlook to the front over other properties and out to sea.

**KITCHEN/DINER 18'9" x 10' (5.72m x 3.05m)**

A dual aspect room with an outlook to the front and a pleasant view of the back garden from the sink area. A practical peninsula extends from the main worktop, with a pendant light above, which provides extra workspace, cupboards, plug sockets, phone charger and bin housing. There is a multi-fuel Dean Forge Dartmoor Baker stove which acts as a focal point for the room, and which may be included in the sale subject to offer.

##### **KITCHEN AREA**

A stylish kitchen comprises a one and a half bowl sink unit with drainer and mixer tap over, cupboards and drawers under and wall cupboards over. Built-in appliances include a Bosch dishwasher, Neff oven with Neff ceramic hob and Neff chimney hood over, Neff fridge and Neff freezer. A door to

##### **UTILITY ROOM**

Comprising work top surfaces incorporating a sink unit with drainer and mixer tap over, space for under counter utilities, including space for a washing machine, undercounter fridge, freezer and freestanding cooker oven. There are partially tiled walls, an understairs cupboard and door to the rear patio and rear garden.

##### **STAIRS AND LANDING**

With doors to all bedrooms, built-in airing cupboard, access to the loft and outlook over open countryside.

### SHOWER ROOM

A modern, stylish shower room which we are advised comprises a 1200 x 800mm shower cubicle with both rain and flexible shower heads, a wash basin with mixer tap over a floor standing vanity unit, wall mounted storage unit, separate mirror cabinet and a close coupled w.c. There is a bespoke bathroom radiator with integrated towel rail, partially tiled walls and an obscured window to the rear.

### BEDROOM ONE 12'9" x 10'3" (3.89m x 3.12m)

With an outlook to the front, over other properties and out to sea. There is a built-in wardrobe and a wash hand basin with mixer tap over.

### BEDROOM TWO 9'9" (narrowing to 9') x 9'6" (plus door recess)

(2.97m (narrowing to 2.74m) x 2.90m (plus door rece)

With an outlook over the village and out to sea. There is a built-in wardrobe.

### BEDROOM THREE 8'9" x 6'6" (2.67m x 1.98m)

Having an outlook to the rear and over open countryside.

### OUTSIDE

To the outside there are gardens to the front and rear which are laid mainly to lawn. The rear garden is of particularly good size and boasts well established plants and shrubs. To the side of the property is a generous parking area for several vehicles.

### OUTBUILDING ONE (STORE ROOM) 9'3" x 8' (2.82m x 2.44m)

A dual aspect room and having a vaulted ceiling.

### OUTBUILDING TWO (BOILER ROOM)

This room houses the boiler and has an outlook to the side with space for a washing machine.

### OUTBUILDING THREE (W.C.)

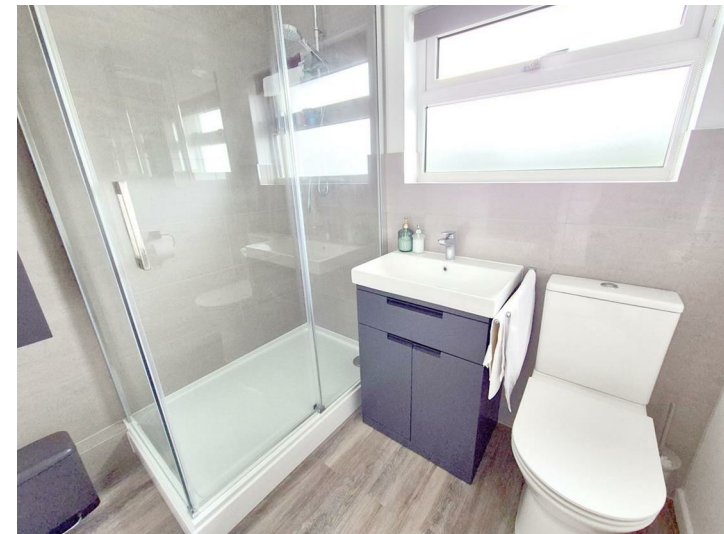
Another small room providing a w.c. with high level cistern and a frosted window to the side.

### WHAT3WORDS

leathers.paving.long

### SERVICES

Mains water, electricity, drainage and we are advised there is fibre broadband.





#### **AGENTS NOTE ONE**

We are advised that there is a management company set up which is run by Coastline Housing for maintenance. The annual service charge we are advised is approximately £265.

#### **AGENTS NOTE TWO**

Planning permission has been granted on a near by development. Further information can be found on the Cornwall Council planning portal using reference PA26/00141.

#### **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/>

#### **COUNCIL TAX**

Council Tax Band B.

#### **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.**

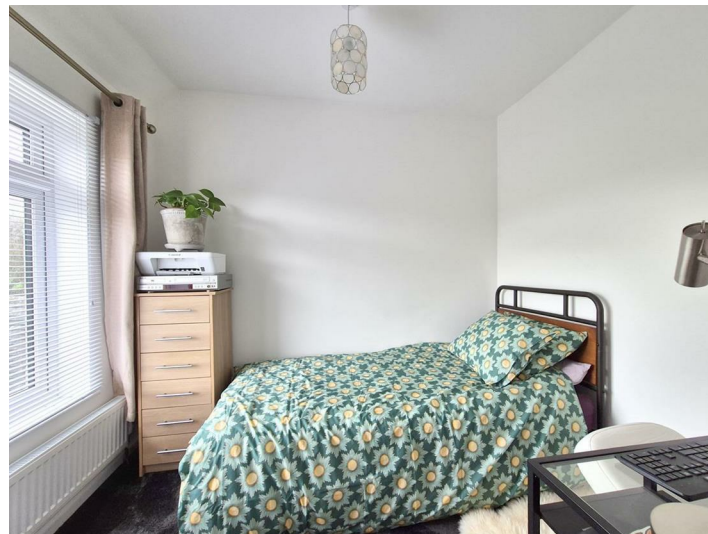
19th March 2026

#### **AGENTS NOTE ONE**

We are advised that the multi-fuel Dean Forge Dartmoor Baker stove can be included in the sale, subject to negotiation.

#### **AGENTS NOTE TWO**

We are advised that the residence has the benefit of a licence, approved by the Highways Agency, to cross the verge area to access the generous parking area. This area from the road is a great asset to the property and has been tarmaced.



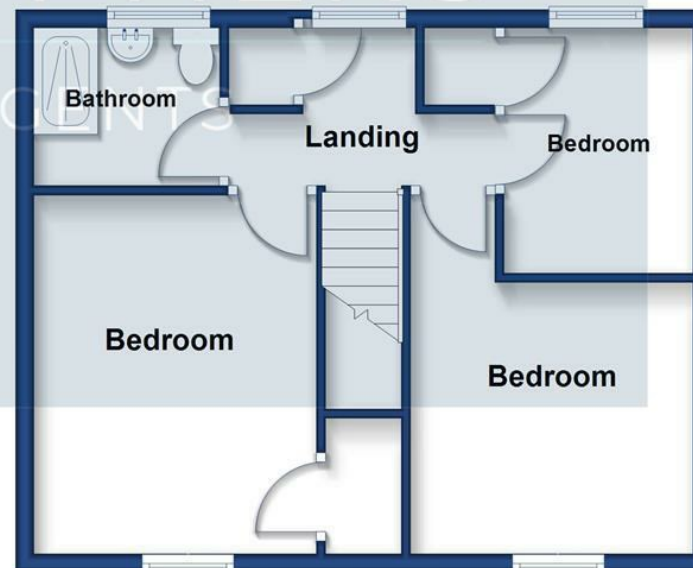
## Ground Floor

Approx. 51.8 sq. metres (558.0 sq. feet)



## First Floor

Approx. 41.3 sq. metres (444.9 sq. feet)



Total area: approx. 93.2 sq. metres (1002.9 sq. feet)



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

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. Lesser 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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