



58 The Shrubberies, Porthleven, TR13 9FG

£380,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

58 The Shrubberies

- FOUR BEDROOMS
- SEMI-DETACHED HOUSE
- OUTSKIRTS OF THE VILLAGE
- VIEWS OVER OTHER PROPERTIES & OUT TO SEA
- REAR GARDEN
- TWO PARKING SPACES
- COUNCIL TAX BAND C
- FREEHOLD
- EPC - D64

An opportunity to purchase a four bedroom, semi-detached modern home on the outskirts of the sought after fishing village of Porthleven. The property is situated in the well regarded residential area of The Shrubberies and benefits from metered LPG central heating and double glazing; is well proportioned and enjoys views over other properties and out to sea. To the outside, the property benefits from two parking spaces and a pleasant rear garden with both a lawn area and patio area.

In brief, the accommodation comprises a hall, kitchen/diner, W.C. and, completing the ground floor, a lounge. On the first floor is a bathroom and four bedrooms, the master of which benefits from an en suite shower 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.

HALL

With stairs to the first floor, understairs cupboard housing a water tank with immersion heater, doors to the W.C., lounge and kitchen/diner.

KITCHEN/DINER 12'9" x 10'6" (3.89m x 3.20m)

With outlook to the front and working top surfaces incorporating a one and a half bowl sink unit with drainer and mixer tap over, cupboards and drawers under and wall cupboard over. A range of built-in appliances include an oven, washing machine, hob with hood over, dishwasher and a fridge/freezer. The room houses the boiler.

W.C.

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

LOUNGE 17'3" x 12'9" (5.26m x 3.89m)

With door and outlook to the rear garden, over other properties and out to sea. A door opens on to the rear patio.

STAIRS & LANDING

With access to the loft and doors to all bedrooms. There is a window to the side and door to bathroom.

BATHROOM

Comprising bath with mixer tap and shower over, closed coupled W.C. and a pedestal washbasin with mixer tap over. There is a tiled floor and partially tiled walls.

BEDROOM ONE 12'3" x 10'3" (3.73m x 3.12m)

With outlook over other properties, out to sea and the rugged Cornish coastline in the distance. Door to en suite.

EN SUITE

Comprising a shower cubicle, close coupled W.C. and a pedestal washbasin with mixer tap over. The room has a tiled floor, partially tiled walls and a heated towel rail.

BEDROOM TWO 10'3" x 10'3" (3.12m x 3.12m)

Outlook to the front and having a built-in alcove shelving.

BEDROOM THREE 11' x 10'3" x 6'6" (3.35m x 3.12m x 1.98m)

Outlook to the front aspect.

BEDROOM FOUR 10'6" narrowing to 8'6" x 6'6" (3.20m narrowing to 2.59m x 1.98m)

Outlook, over other properties, out to sea and the rugged Cornish coastline.

OUTSIDE

To the outside there is a rear garden with lawn area and a pleasant patio area which would seem ideal for al fresco dining. To the rear of the garden, there are two parking spaces.

AGENTS NOTE

Maintenance of the public areas on The Shrubberies estate is looked after by a residents' management company and paid for by the residents. There is an annual charge for this which is currently around £150 per year.

COUNCIL TAX

Council Tax Band C.

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/>

VIEWING

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





DIRECTIONS

From our Porthleven office proceed along the harbour side passing The Harbour Inn on your left and out to the clock tower. Follow the road around the clock tower and proceed up Cliff Road, taking the left hand fork and following the hill up. The road becomes Shrubberies Hill. Go past the Shrubberies Hill car park on the left hand side and the development will be found after a short distance on your right hand side. Enter the development and turn right down the hill and the property will be found on the right hand side.

DATE DETAILS PREPARED

9th September, 2025.

ANTI-MONEY LAUNDERING

We are required by law to ask all purchasers for verified ID prior to instructing a sale

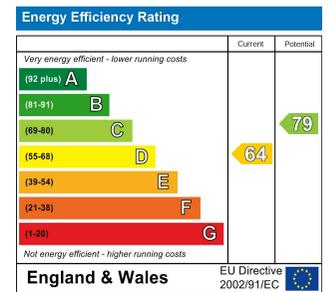
PROOF OF FINANCE - PURCHASERS

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.

SERVICES

Mains water, electricity, drainage and LPG gas.





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 fences and other 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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