



View taken with a zoom lens

36 St. Peters Way, Porthleven, TR13 9AZ

£525,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

36 St. Peters Way

- THREE BEDROOM DETACHED RESIDENCE
- SOUGHT AFTER CORNISH FISHING VILLAGE OF PORTHLEVEN
- WELL PROPORTIONED ACCOMMODATION
- STUNNING FAR REACHING VIEWS OVER TOWARDS THE INNER HARBOUR AND OPEN COUNTRYSIDE
- GENEROUS LAWNED GARDENS
- PARKING & GARAGE
- FREEHOLD
- COUNCIL TAX D
- EPC D58







Located in the highly regarded residential area of St. Peters Way in the sought-after Cornish fishing village of Porthleven, this well-proportioned three-bedroom detached home enjoys stunning, far-reaching views across the village, towards open countryside, and the inner harbour.

The property benefits from double glazing and oil-fired central heating, with accommodation thoughtfully arranged over three levels. The middle floor comprises an entrance hall, W.C., and a kitchen. The first floor offers a dining room and a spacious lounge, while the ground floor hosts three bedrooms and a family bathroom.

Externally, the front garden is partially paved and features a hot tub (available by separate negotiation) along with a summer house—perfect for relaxing or entertaining. To the side, a driveway provides off-road parking and leads to an integral garage. The rear garden boasts a raised terrace and a generous lawned area.

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.

We are advised that the property benefits from planning permission which was granted in January 2026 to carry out a side, rear and front extension at the property as well as a balcony area which one would imagine will provide fantastic views over the village and out to sea. Full details can be found on the Cornwall Council website of the plans and can be accessed using the planning reference number PA25/08311.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

DOOR TO

HALL

With stairs up to the first floor, stairs to the ground floor, door to the integral garage, kitchen and door to

W.C.

Comprising a close couple W.C. and a wall mounted wash basin. There is a tiled floor and a frosted window.

KITCHEN 13'9" x 9'9" (4.19m x 2.97m)

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. There is a built-in fridge/freezer, space for an oven and an American style fridge freezer. A breakfast bar provides further work top space with drawers under and a wine rack. There is an outlook to the front, built-in cupboards, access to the loft, door to the side porch and steps up to the dining room.

SIDE PORCH

Triple aspect area with door to the front and having a tiled floor.

DINING AREA 11'6" x 9'9" (3.51m x 2.97m)

Having French doors to take full advantage of the far reaching views. We are advised that the French doors are not in use. Double doors to

LOUNGE 18'6" x 11'9" (5.64m x 3.58m)

A dual aspect room with outlook over the village towards open countryside and the inner harbour. There is a feature fireplace with tiled hearth, surround and wood mantle over housing an open fire.

GROUND FLOOR

With doors to all bedrooms and door to

BATHROOM

Comprising a bath with shower over, pedestal wash basin and a close couple W.C. there is a tiled floor and partially tiled walls.

BEDROOM ONE 12'3" x 11'9" (3.73m x 3.58m)

With outlook to the front, over the village towards open countryside.

BEDROOM TWO 9'9" x 8'9" (plus door recess) (2.97m x 2.67m (plus door recess))

With outlook over the village and towards open countryside.





BEDROOM THREE 11'9" x 5'9" (3.58m x 1.75m)

With outlook over the village towards open countryside. This room is currently utilised as a home office.

OUTSIDE

To the front of the property is a wall enclosed, front garden which is partially paved for ease of maintenance and currently houses a hot tub (available by separate negotiation), and a pleasant summerhouse. To the side is a driveway which provides parking and leads to an integral garage. To the rear of the property is a good size lawned area and a raised terrace.

AGENTS NOTE ONE

We are advised that planning permission has been granted to extend the property full details can be found on the Cornwall Council website using the planning reference number PA25/08311.

AGENTS NOTE TWO

We are advised that the hot tub at the property is not included in the sale but can be sold via separate negotiation.

AGENTS NOTE THREE

We are advised that the French doors opening from the dining area are not in use and there is no Juliet Balcony.

WHAT3WORDS

level.whirlwind.printouts

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 D.

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.





Ground Floor
Approx. 1053.5 sq. feet

First Floor
Approx. 456.0 sq. feet



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Total area: approx. 1509.5 sq. feet

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		58	71
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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 a property or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as fixtures and fittings 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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