



## Lamp House, Loe Bar Road, Porthleven, TR13 9ER

£500,000 Freehold

**CHRISTOPHERS**  
ESTATE AGENTS

# Lamp House, Loe Bar Road

- THREE BEDROOMS SEMI -DETACHED HOUSE
- STUNNING SEA AND COASTAL VIEWS
- OIL FIRED CENTRAL HEATING AND DOUBLE GLAZING
- REVERSE LEVEL ACCOMMODATION
- ADJOINING PROPERTY ALSO AVAILABLE FOR SALE
- CURRENTLY RUN AS A SUCCESSFUL HOLIDAY LET
- PLEASANT GARDEN AREA & PARKING SPACE
- FREEHOLD
- COUNCIL TAX EXEMPT (IF USED AS A HOLIDAY LET)
- EPC D67

Prospective purchasers maybe pleased to know that the neighbouring property, Neptune House, is also on the market and is another successful holiday let. This would seem to present an ideal opportunity for buyers seeking to acquire two properties for investment purposes, or alternatively to live in one while generating an income stream from the other. The residences are both currently owned by the same vendors with the convenience of external access between the two properties provided from the rear decking area.

Situated in arguably one of Porthleven's most sought after areas of Loe Bar Road is this three bedroom, semi-detached house. Enjoying simply stunning sea and coastal views, the residence benefits from oil fired central heating and double glazing. Arranged into reverse level accommodation to take full advantage of the breath taking outlook, the residence is currently run as a successful holiday let. There is the added bonus of a parking space located close by, which with parking being at a premium in the village, we are sure this will win favour with prospective purchasers.

In brief, the accommodation comprises a hall, shower room and completing the ground floor, two bedrooms. On the first floor is a fabulous open plan kitchen/diner, w.c. and a further bedroom. Located on the other side of the adjoining property, Neptune House, we are advised that there is a private driveway with parking space and behind which is a useful store room. To the rear of the property is a pleasant garden area which has a raised decking, which would seem ideal for al fresco dining and entertaining.







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 APPRPOX)**

**A DOOR TO**

**HALL**

With tiled floor, outlook to the front and out to sea, stairs to the first floor with understairs cupboards, one of which houses the boiler, further airing cupboard and doors to two bedrooms. A door to

**SHOWER ROOM**

Comprising a wash basin with surround and mixer tap over and cupboards under, w.c. with concealed cistern and a shower cubicle. There is a tiled floor, tiled walls, a heated towel rail and a frosted window to the side.

**BEDROOM ONE 15' x 9'6" (narrowing to 8'9") (4.57m x 2.90m (narrowing to 2.67m))**

With an outlook to the front towards the rugged Cornish coastline and out to sea.

**BEDROOM TWO 12'3" (narrowing to 11'9") x 8'6" (3.73m (narrowing to 3.58m) x 2.59m)**

With an outlook to the rear, having built-in wardrobes and a door to

**EN-SUITE**

Comprising a bath with mixer tap and flexible shower hose over, close coupled w.c. and a wash basin with mixer tap over and cupboards under. There are tiled walls, a tiled floor, a heated towel rail and a frosted window to the rear.

**STAIRS AND LANDING**

With a frosted window to the side and stairs which ascend to

**FIRST FLOOR**

**LOUNGE/KITCHEN/DINER 29'6" (narrowing to 15'6") x 17'6" (narrowing to 8 (8.99m (narrowing to 4.72m) x 5.33m (narrowing to 2)**

A fabulous triple aspect room, enjoying some simply stunning views out to sea and the rugged Cornish coastline. There is access to the loft and a door to the w.c., a door to bedroom three and having a

## KITCHEN AREA

Comprising working top surfaces, incorporating a one and a half bowl sink unit with drainer, cupboards and drawers under and wall cupboards over. Built-in appliances include a double oven, hob with hood over and a space for a dishwasher and a fridge/freezer. There is a stable style door to the rear garden.

**BEDROOM THREE 8'3" (narrowing to 7') x 8'0" (plus alcove) (2.51m (narrowing to 2.13m) x 2.44m (plus alcove))**

A dual aspect room with an outlook to the rear.

## W.C.

Comprising a w.c., wash basin with mixer tap over and cupboards under. There are partially tiled walls and a frosted window to the side. There is also space for stacked washing machine and tumble dryer.

## OUTSIDE

To the rear of the residence is a pleasant garden which has a decked area and would seem ideal for al fresco dining and entertaining. Located on the other side of the adjoining property, Neptune House, we are advised that there is a private driveway with parking space for Lamp House and behind which is a useful store room.

## STORE

Located close to the property is this small useful store room.

## AGENTS NOTE ONE

We are advised that there is a right of way along the edge of the driveway in favour of Predannack.

## AGENTS NOTE TWO

We are advised that next door's patio extends over the store room which in effect creates a form of a flying freehold.

## SERVICES

Mains water. electricity and drainage.

## WHAT3WORDS

consults.sunflower.blurred

## 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 - Exempt (if used as a holiday let)

## 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/>



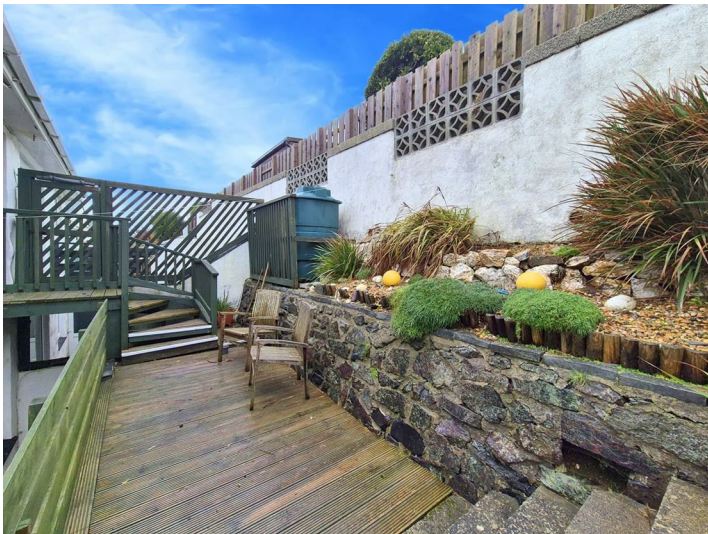


**PROOF OF FINANCE - PURCHASERS**

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.

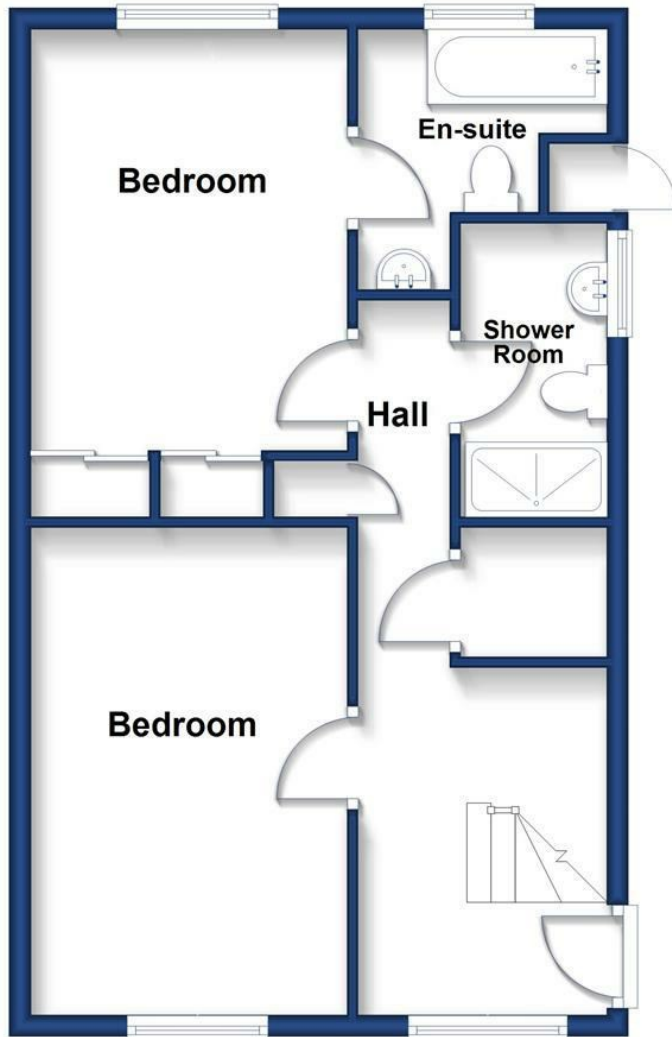
**DATE DETAILS PREPARED.**

16th January 2026.



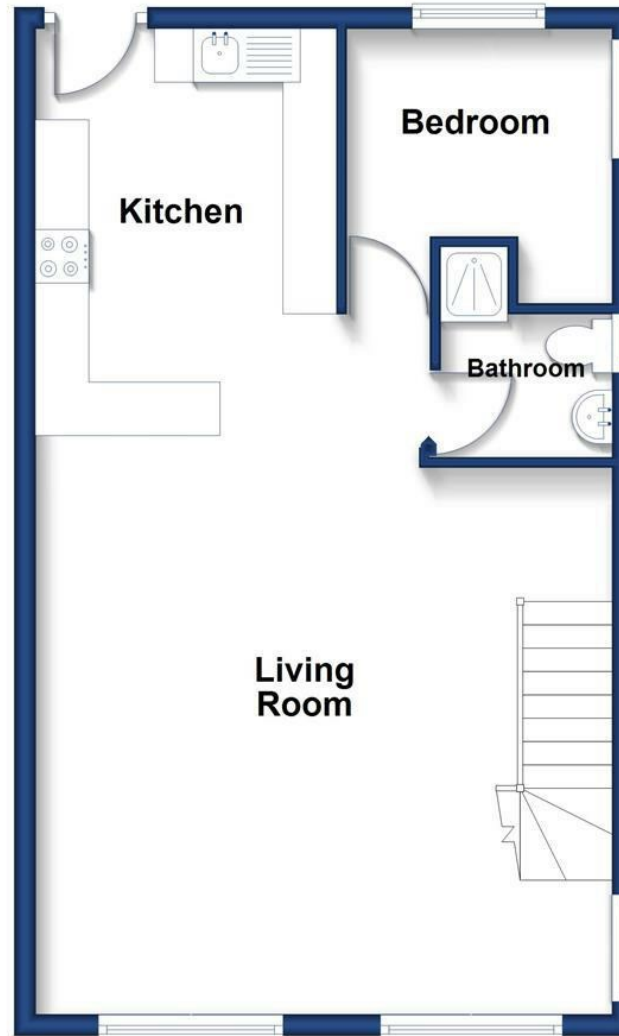
## Ground Floor

Approx. 49.7 sq. metres (534.7 sq. feet)



## First Floor

Approx. 49.7 sq. metres (534.7 sq. feet)



Total area: approx. 99.3 sq. metres (1069.3 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>		67	73
(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 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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