46 West End, Porthleven, TR13 9JL

£950,000 Freehold

CHRISTOPHERS

ESTATE AGENTS

46 West End

- FIVE/SIX BEDROOM DETACHED EDWARDIAN HOME
- SPECTACULAR PANORAMIC SEA VIEWS TOWARDS THE LIZARD AND LANDS END
- BEAUTIFULLY COMBINES PERIOD CHARACTER, ARCHITECTURAL ELEGANCE & MODERN LIVING
- RARE OPPORTUNITY TO OWN ONE OF PORTHLEVEN'S MOST ICONIC AND PRESTIGIOUS HOMES - ONCE THE HOME TO COMMANDER GUY GIBSONS GRANDPARENTS
- SPACIOUS ACCOMMODATION OVER THREE FLOORS
- ATTRACTIVE FRONT GARDEN
- LANDSCAPED REAR GARDEN WITH ELEVATED DECKING ENJOYING STUNNING COASTAL VIEWS, PERFECT FOR RELAXING & ENTERTAINING.
- FREEHOLD
- COUNCIL TAX E
- EPC 45 E

A landmark five/six bedroom detached Edwardian residence commanding a spectacular coastal position with superb panoramic sea views over Mounts Bay situated in the highly sought after harbour village of Porthleven.

Occupying one of the areas most enviable settings this distinguished home effortlessly blends timeless architectural elegance with exceptional period character along with the refinements of modern living creating a residence of remarkable quality and prestige.

We are advised that this distinguished property was once the home of the grandparents of Wing Commander Guy Gibson, where he spent many of his childhood summers. Guy Gibson is renowned for leading the legendary 617 Squadron during the famous 1943 "Dambusters" raid, adding a unique and fascinating historical connection to this charming home.

The accommodation in brief provides beautifully proportioned accommodation arranged over three floors and comprises an elegant reception hall with a super turning staircase rising to the first floor, setting the tone for the character and quality found throughout this property.

The impressive sitting room has a generous bay window allowing in plenty of natural light and the room is centered around an attractive period fireplace. The fabulous kitchen/dining room perfectly marries the timeless elegance of the period features with the comfort an refinements of contemporary living creating an exceptional space for both everyday family life and entertaining. A well appointed study/office, W.C. , generous utility room, and a store room complete the ground floor.

On the first floor three beautifully presented double bedrooms including a magnificent principle suite with a bay window to the front offering a fabulous coastal outlook and also features a luxurious en suite. A stylish family bathroom serves the remaining bedrooms on this floor while the masters en suite is cleverly "jack and jilled" on to the landing offering more flexibility and a walk-in dressing room.

On the second floor are two further double bedrooms providing flexible accommodation for family and guests. From the majority of the front facing rooms superb panoramic views stretch across the coastline and out to sea Southwards towards the Lizard Peninsula and to the West towards Penzance over Mounts Bay, creating a spectacular backdrop to this remarkable home.

Externally the property is equally impressive to the front is an attractive garden with a planning application currently submitted for the creation of off road parking. To the rear is a charming enclosed courtyard rising to a generous mature landsacaped garden cumulating in the elevated decking area which takes full advantage of the outstanding coastal panorama. It would seem an idyllic seating area in which to relax and entertain and enjoy the ever changing sea scape.

Porthleven is a thriving and picturesque Cornish fishing village, centred around its historic harbour which provides a natural focal point. Clustered around the harbour are a variety of pubs, restaurants, cafés and independent shops, giving the village a lively year-round atmosphere. Local amenities cater for everyday needs and include a primary school with nursery, while the nearby market town of Helston—just a few miles away—offers a wider range of facilities including national retailers, a cinema, comprehensive school with sixth form college, supermarkets and a sports centre with indoor swimming pool.

Between Porthleven and Helston lies the stunning Penrose Estate, owned by the National Trust. This beautiful area offers an abundance of scenic walks and trails through rolling countryside and ancient woodland, surrounding Loe Pool—Cornwall's largest natural freshwater lake. Porthleven also has a strong sense of community and tradition, perhaps best illustrated by its award-winning brass band, whose summer performances around the harbour often fill the evening air with music, creating a unique and memorable atmosphere for residents and visitors alike.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

DOUBLE DOORS TO

PORCH

Which is double glazed has period tiling to the floor and coat hanging space with a stain glass door leading to:

ENTRANCE HALLWAY

A stunning entrance hallway with period mosiac tiling to the floor, dado rail, period cornices and ceiling plasterwork and an elegant turning staircase rises to the first floor with doors to:

LOUNGE 14'7" x13'0" (4.47 x3.97)

This beautifully proportioned sitting room enjoys a super bay window to the front framing the fabulous coastal views allowing an abundance of natural light to come into the room. A striking period fireplace with wood burning stove forms an elegant focal point featuring ornate surround and mantel with period tiling to the sides and hearth. Bespoke alcove shelving and storage cupboards enhance both character and practicality of the space while picture rails, decorative cornices ceiling plasterwork and superb parquet flooring complete this wonderfully refined reception room.

KITCHEN/DINER 24'0" x 12'9" (plus bay) (7.34 x 3.9 (plus bay))

To the dining end of the room, a generous bay window fills the space with natural light, while framing a superb coastal outlook. A beautiful period fireplace with a wood burning stove creates a charming focal point, and elegant parquet flooring completes this inviting living space.

KITCHEN AREA

The kitchen is beautifully appointed with a comprehensive range of fitted units and a central island incorporating useful storage cupboards and drawers beneath. Beautiful polished stone worktops provide ample preparation space and incorporate an inset sink with drainer, boiling water tap, Neff induction hob and additional Neff appliances including a Slide Hide oven with Neff combination microwave above, Neff dishwasher and a generous larder fridge.

Natural light floods the room through a side-aspect window and French doors, complemented by an overhead glazed panel, which open onto the rear courtyard.

From the hallway a further door leads back to a:

INNER HALLWAY

With door which leads out onto the side aspect and courtyard with doors to:

UTILIITY ROOM 12'5" x 8'10" (3.8 x 2.7)

Fitted with a range of cupboards and drawers, this practical utility room features a sink and drainer unit, plumbing for a washing machine and space for a tumble dryer above. A window to the side aspect provides natural light, while tile-effect vinyl flooring completes the room. A door leads through to:

STORAGE AREA 11'11" x 5'0" (3.64 x 1.53)

A useful space with skylight, power and light.

STUDY 8'10" x 8'7" (2.7 x 2.64)

With a window to side aspect.

W.C.

With a W.C., wall mounted wash hand basin, part tiled walls and period style tiling to the floor.

FIRST FLOOR

LANDING

This fabulous space is flooded with natural light, with French doors opening onto the balcony and a beautiful colour panel window to the rear, creating a bright and characterful area.

BALCONY

Enclosed by elegant wrought iron railings, this fabulous seating area enjoys a commanding panoramic outlook across Mount's Bay and the coastline. An idyllic spot for relaxing with a sundowner while taking in the spectacular sunsets and ever-changing coastal views.

MASTER BEDROOM 12'7" x 12'6" (3.86 x 3.83)

A superb principal bedroom featuring a bay window to the front, enjoying a fabulous coastal outlook. The room also benefits from a built-in cupboard and a decorative period fireplace with a black surround and tiled hearth, adding character and charm. A door leads to:

EN SUITE

Beautifully appointed, this stylish shower room features a glazed walk in shower enclosure with a rainfall shower head and separate handheld attachment. A wash hand basin is set within a vanity unit providing useful storage beneath, while a dual flush WC, period-style radiator and ceramic tiled flooring complete the space. A decorative period fireplace adds further character and charm.

Designed as a Jack and Jill shower room, it enjoys direct access from the principal bedroom as well as a separate door from the landing, offering excellent flexibility and convenience for both the bedroom and the remainder of the first floor.

BEDROOM TWO 13'4" x 13'0" (4.08 x 3.97)

Enjoying a bay window with a fabulous coastal outlook, this attractive room also feature picture rails and a decorative period fireplace, enhancing its character and charm.

BEDROOM THREE 12'9" x 10'5" (3.9 x 3.2)

Enjoying a pleasant outlook over the rear garden through a window to the rear aspect, this charming room also features original picture rails and a decorative period fireplace, adding character and appeal.

BATHROOM

Beautifully appointed, this stylish bathroom features an elegant freestanding bath with a mixer shower attachment, together with a generous glazed and tiled walk-in shower enclosure fitted with a rainfall shower head and separate handheld attachment. The wash hand basin is set within a vanity unit providing useful storage beneath, complemented by an attractive metro-tiled splashback. Completing the room are a dual-flush WC, a tiled floor and two windows to the side aspect, allowing natural light.

DRESSING ROOM 11'1" x 6'9" (3.4 x 2.08)

A room with an array of built in wardrobes with storage and hanging space.

From the landing a door and stairs lead to:

SECOND FLOOR

LANDING

With wood flooring and doors to:

BEDROOM FOUR 16'7" x 12'1" (5.06 x 3.69)

With wood flooring and a walk-in dormer window enjoying the magnificent coastal outlook. There are also two eaves storage cupboards.

BEDROOM FIVE 14'11" x 12'3" maximum measurements (4.56 x 3.74 maximum measurements)

With wood flooring, wash hand basin and a walk-in dormer window again with the beautiful views and a built-in wardrobe.

OUTSIDE

The front garden is enclosed by an impressive granite wall with wrought iron railings and a matching pedestrian gate, and is laid predominantly to lawn. Pedestrian access is available to both sides of the property.

To one side of the garden is a boiler room housing the Grant oil-fired boiler.

The current owners have submitted a planning application to create an off-road parking space to the front of the property. Further details are available via the Cornwall Planning Portal under application reference PA26/0508.

REAR GARDEN

French doors from the kitchen open onto a charming and relatively private courtyard, creating the perfect spot to enjoy a morning coffee. The courtyard features attractive paving with a decorative period-tiled border, an outside tap, a generous log store and a useful garden shed.

Steps rise from the courtyard to the beautifully landscaped rear garden, a real highlight of the property. Predominantly laid to lawn and bordered by mature planting, trees and shrubs. . At the top, a generous decked seating area enjoys superb coastal views, along with a delightful rural outlook to the rear and further views across the village, making it an ideal setting for al fresco dining and entertaining. The garden also benefits from an additional shed and external power points.

SERVICES

Mains water, electricity and drainage.

FLOOD RISK

River & Sea - very low
Surface Water - very low.

ANTI-MONEY LAUNDERING

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

CONSERVATION AREA

We understand this property is located in a conservation area. For details of conservation areas visit Cornwall Mapping and use the Council's interactive map.

COUNCIL TAX

Council Tax Band E.

DATE DETAILS PREPARED.

5th August 2026.

WHAT3WORDS

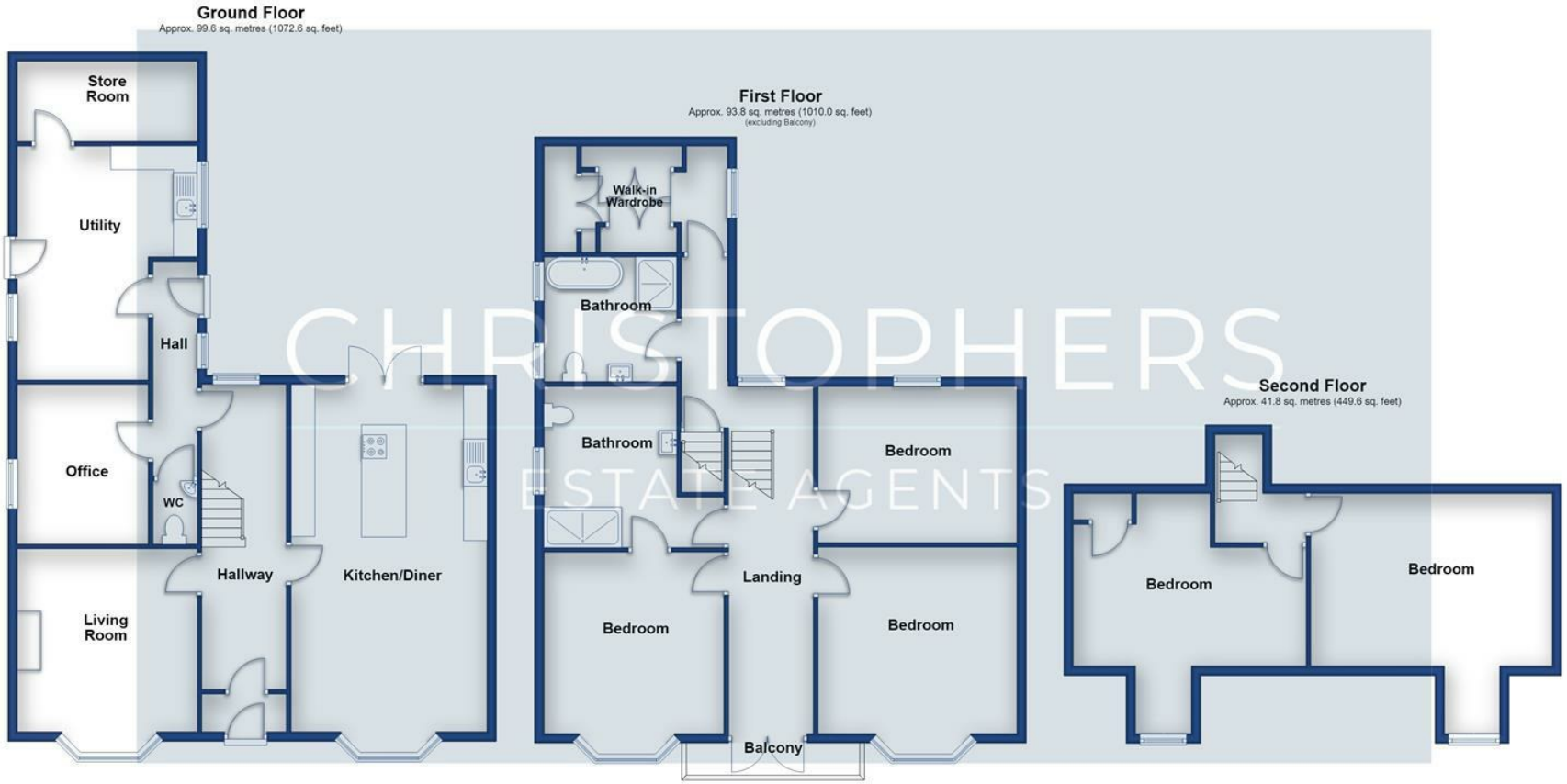
calculate.quantity.racks

MOBILE AND BROADBAND

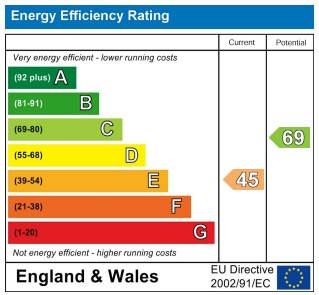
To check the broadband coverage for this property please visit - https://www.openreach.com/fibre-broadband
To check the mobile phone coverage please visit - https://checker.ofcom.org.uk/

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.



Total area: approx. 235.3 sq. metres (2532.3 sq. feet)



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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.

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