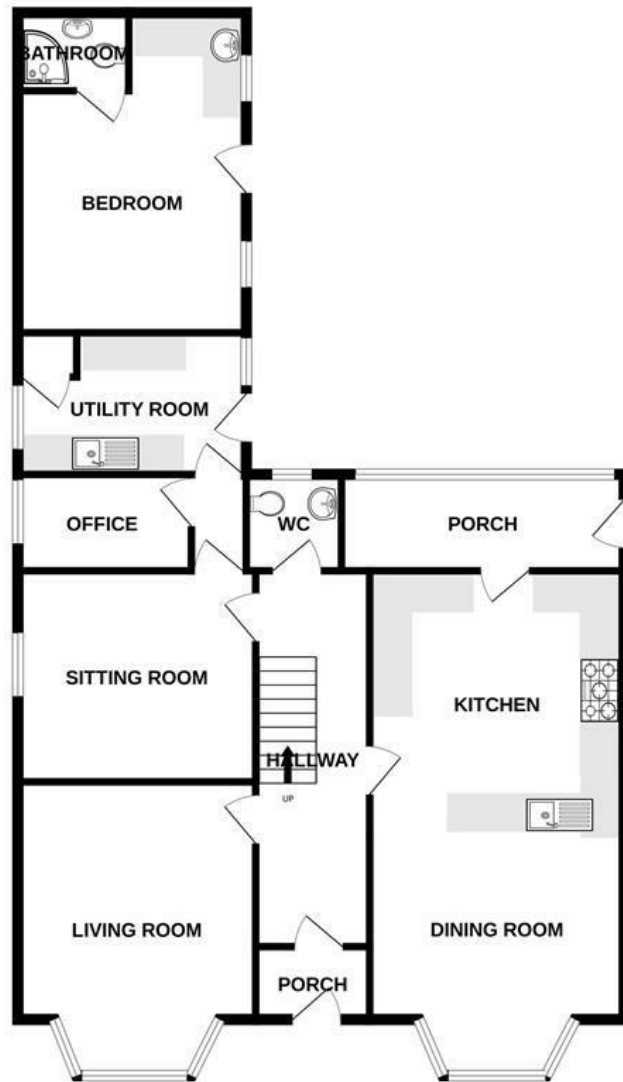




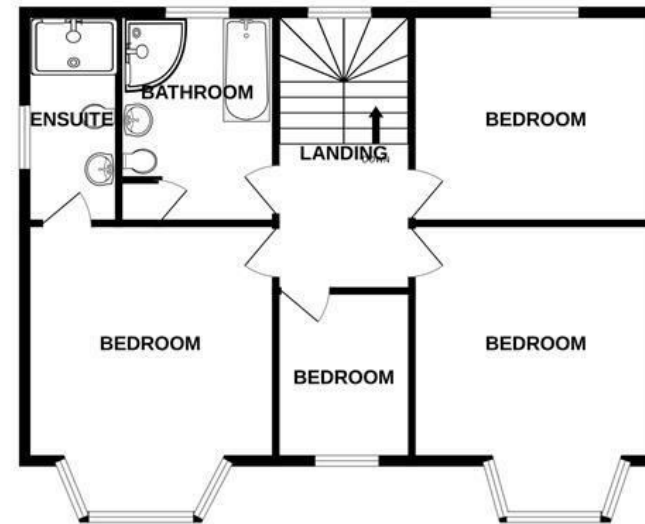
The Vicarage Pendeen Road
Porthleven, Cornwall TR13 9AL
Price guide £1,100,000

CHRISTOPHERS
ESTATE AGENTS

GROUND FLOOR
1217 sq.ft. (113.0 sq.m.) approx.



1ST FLOOR
808 sq.ft. (75.1 sq.m.) approx.



TOTAL FLOOR AREA : 2025 sq.ft. (188.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Situated in the heart of this increasingly sought after Cornish fishing village is this beautifully presented, four bedroom detached former vicarage. A substantial and imposing residence of much character, the property has undergone sympathetic and extensive renovation works in recent years, with the result being a wonderful home which combines period features with many refinements of modern living. Warmed by oil fired central heating, the property enjoys far reaching views over the village, encompassing the Bickford Institute clock tower, pier and out to sea. Situated at the rear of the residence is a delightful one bedroom annexe which is currently run as a successful holiday let or, should one be desiring a home office, this area could provide the location for the ideal work life balance.

The outside space is a real feature of the property with generous gardens, which are mainly laid to lawn, and cradle the main residence boasting well established plants and shrubs. The garden also has a pleasant summer house with a raised decked area, whilst to the rear is a good size garage with an inspection pit.

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 facilities 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.

Situated between Helston and Porthleven is the beautiful Penrose Estate which is managed by The National Trust and where one may delight in the 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.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

STEPS UP TO

ENTRANCE VESTIBULE

With decorative tiled floor, step up and door with stained glass window surround to

HALL

Having a Parquet wood floor, stairs with ornate wood cut balustrade to the first floor and under stairs cupboard, door to the snug, w.c., kitchen/diner and door to

LOUNGE

3.96m x 3.73m (plus bay) (13' x 12'3" (plus bay))

With outlook over the front garden, village, towards open countryside and out to sea. A feature fireplace acts as a focal point for the room and houses a wood burner with hearth, surround and mantel over. The room has Parquet flooring.

KITCHEN/DINER

7.24m x 4.04m (narrowing to 3.89m) (plus bay) (23'9" x 13'3" (narrowing to 12'9") (plus bay))

A fabulous large open plan kitchen/diner comprising a stylish modern kitchen with attractive granite working top surfaces incorporating an inset one and a half bowl sink unit with a mixer tap over, cupboards and drawers under. There is a built in dishwasher and space for a Rangemaster stove style oven and an American fridge/freezer. The room once more has a Parquet floor. The kitchen area has LED spotlighting and a door leads to the potting room. A feature fireplace acts as the focal point for the dining area with hearth, surround with mantel over housing an open fire (not in working order). A bay window enjoys views over the garden, village, towards open countryside and out to sea. Door to

POTTING ROOM

With a tiled floor, an outlook over the rear garden and a door to the outside.

W.C.

Comprising a close coupled w.c., pedestal wash basin with a mixer tap, towel rail, tiled floor and an obscured window to the rear.

SNUG

3.81m x 3.35m (narrowing to 3.05m) (12'6" x 11' (narrowing to 10'))

With an outlook to the side, alcove shelving and built in cupboards. Door to

UTILITY ROOM

3.58m x 2.21m (not including the walkway) (11'9" x 7'3" (not including the walkway))

A dual aspect room comprising working top surfaces incorporating a sink unit with drainer and mixer tap over, cupboards and drawers under. There is space for a washing machine, tumble dryer and a built in cupboard houses a water tank with immersion heater. The room has spotlighting and access to the loft space. Door to the outside and door to

STORAGE ROOM

2.67m x 1.52m (8'9" x 5')

With an outlook to the side and having built in shelving.

STAIRS AND LANDING

Stairs with beautifully crafted wood balustrade ascend to the half landing with stained glass window and then on further to the first floor landing. There are doors to all bedrooms and door to

BATHROOM

Suite comprising bath with mixer tap over, shower cubicle, wall mounted wash basin with mixer tap over and a close coupled w.c.. There is a heated towel rail, tiled floor, LED spotlighting, obscured window to the rear and a built in airing cupboard.

BEDROOM ONE

3.96m x 3.73m (plus bay) (13' x 12'3" (plus bay))

With outlook over the village, open countryside, out to sea, Bickford Smith Institute clock tower and pier. There are an array of Sharps built in wardrobes and a door to

ENSUITE

Comprising a shower cubicle, wall mounted wash basin with mixer tap over and a close coupled w.c. with a concealed cistern. There is a window to the side, LED spotlighting and a heated towel rail.

BEDROOM TWO

4.11m x 3.73m (plus bay) (13'6" x 12'3" (plus bay))

With feature fireplace, surround and mantel over (not in working order). Enjoying similar far reaching views to bedroom one.

BEDROOM THREE

3.96m x 3.28m (plus bay) (13' x 10'9" (plus bay))

With outlook to the rear garden.

BEDROOM FOUR

2.67m x 2.13m (8'9" x 7')

With outlook to the front aspect.

THE ANNEXE

A beautifully presented, one bedroom studio style annexe which is currently run as a successful holiday let and could also be suitable for an independent relative.

LOUNGE/KITCHEN/DINER

4.80m narrowing to 3.51m x 3.51m (15'9" narrowing to 11'6" x 11'6")

An open plan room with vaulted beamed ceiling, spotlighting, skylight, outlook to the rear garden and a feature fireplace (not in working order). A kitchen area comprises working top surfaces incorporating a circular sink with mixer tap over, cupboards and drawers under. Door to

SHOWER ROOM

Comprising a shower cubicle, wall mounted wash basin with mixer tap over and cupboard under and a close coupled w.c.. There is a towel rail, partially tiled walls, spotlighting and a skylight.

OUTSIDE

The outside space is a real feature of the property with good size gardens which cradle the main residence, mainly laid to lawn and boasting well established plants and shrubs. To the rear of the property is a useful shed.

GARAGE

8.23m x 3.05m (irregular shape room - max measurem (27' x 10' (irregular shape room - max measurements)

Having an electric roll up door, power, lighting and an inspection pit.

SUMMER HOUSE

3.73m x 2.74m (12'3" x 9')

A charming summer house with French doors opening onto a generous size decked area which would seem ideal for al fresco dining and entertaining.

AGENTS NOTE ONE

We are advised there is an overage clause on the property with further details available on request.

AGENTS NOTE TWO

We are advised there is a vehicular and pedestrian right of way in favour of The Vicarage over a neighbour's driveway to access the garage.

AGENTS NOTE THREE

Pendeen Road is an un-adopted road.

SERVICES

Mains electricity, water and drainage.

COUNCIL TAX BAND

Band E

ANTI MONEY LAUNDERING REGULATIONS - PURCHASER

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

PROOF OF FUNDS - 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

1st November 2023

DIRECTIONS

From our Porthleven office proceed up Fore Street and at the top of the hill turn left onto Torleven Road. Proceed up the hill and take the second turning on your left hand side onto Pendeen Road. The property will be found immediately on your right hand side.

VIEWINGS

To view this property or any other we are offering for sale simply call the office on 01326 565566.



The Vicarage Pendeen
Road, Porthleven,
Cornwall, TR13 9AL

Price guide £1,100,000

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OFFICES AT

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
			72
		62	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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