



**Caswell Shrubberies Hill, Porthleven, TR13 9BH**

**£475,000 Freehold**

**CHRISTOPHERS**  
ESTATE AGENTS

# Caswell Shrubberies Hill

- FOUR BEDROOMS
- DETACHED
- DRIVEWAY & GARAGE
- GARDEN
- FAR REACHING VIEWS
- FREEHOLD
- COUNCIL TAX BAND E
- EPC - E43

Situated in the well regarded residential area of Shrubberies Hill is this four bedroom, detached bungalow. The property, which benefits from LPG central heating and double glazing enjoys far reaching views over the village, out to sea and the rugged Cornish coastline beyond. The outside space is a real feature of the property with well stocked gardens cradling the residence and a driveway provides parking and leads to a garage.

In brief, the accommodation comprises a hall, lounge/diner, kitchen, shower room and four bedrooms, the master of which benefits from an en suite shower room.







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.

#### **THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)**

##### **DOOR TO**

##### **HALL**

With doors to the kitchen, airing cupboard, built in cupboard, access to the loft, doors to two bedrooms, opening to the inner hall and door to

##### **LOUNGE/DINER 21'6" x 17' (6.55m x 5.18m)**

With views to the side, over the village, out to sea and the rugged Cornish coastline beyond. Patio doors open onto the garden. A fireplace acts as the focal point for the room with a wood burner, stone hearth, surround and mantel over.

##### **KITCHEN**

Comprising working top surfaces incorporating a sink unit with drainer and mixer tap over, cupboards and drawers under and wall cupboards over. There is space for a dishwasher, oven, washing machine and a fridge/freezer. There are partially tiled walls and the room is dual aspect with far reaching views and door to the outside.

##### **SHOWER ROOM**

Comprising a low level w.c., pedestal wash basin and shower cubicle with both rainforest style and flexible shower heads.

**BEDROOM ONE 16' x 10'9"** (plus door recess) (4.88m x 3.28m (plus door recess))

Having built in wardrobes and an outlook to the rear. Door to

#### ENSUITE

Comprising low level w.c., wash basin with mixer tap and cupboards under and a shower cubicle. There is a towel rail and obscure glazed window to the rear. Sliding door to the inner hall.

**BEDROOM TWO 11' x 10'3"** (plus door recess) (3.35m x 3.12m (plus door recess))

With outlook to the side and having built in cupboards.

#### INNER HALL

With doors to two further bedrooms.

**BEDROOM THREE 12'3" x 9'** (3.73m x 2.74m)

With outlook to the side.

**BEDROOM FOUR 10' x 8'9"** (3.05m x 2.67m)

With outlook to the side and housing the boiler.

#### OUTSIDE

The outside space and a real feature of the property with gardens cradling the main residence stocked with well established plants and shrubs. On The Shrubberies Hill side of the property is a driveway which provides parking and leads to a garage.

#### AGENTS NOTE

A surveyor has suggested the roof lining felt will need replacing/ be repaired. More details on request.

#### SERVICES

Mains electricity, water and drainage.

#### 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 up Fore Street, bear round to the right then follow the road to the left and up the hill. There is a bus shelter on the left hand side and opposite this is a turning into Sunset Drive. Proceed along Sunset Drive and take the second right into St Peters Way. Proceed along this road and turn left into Tremearne Road at the top of this road turn right then immediately left and Corbiere will be found at the top of the hill on the right hand side and is identifiable by our for sale board.

#### **COUNCIL TAX BAND**

Band E

#### **MOBILE AND BROADBAND COVERAGE**

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

#### **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**

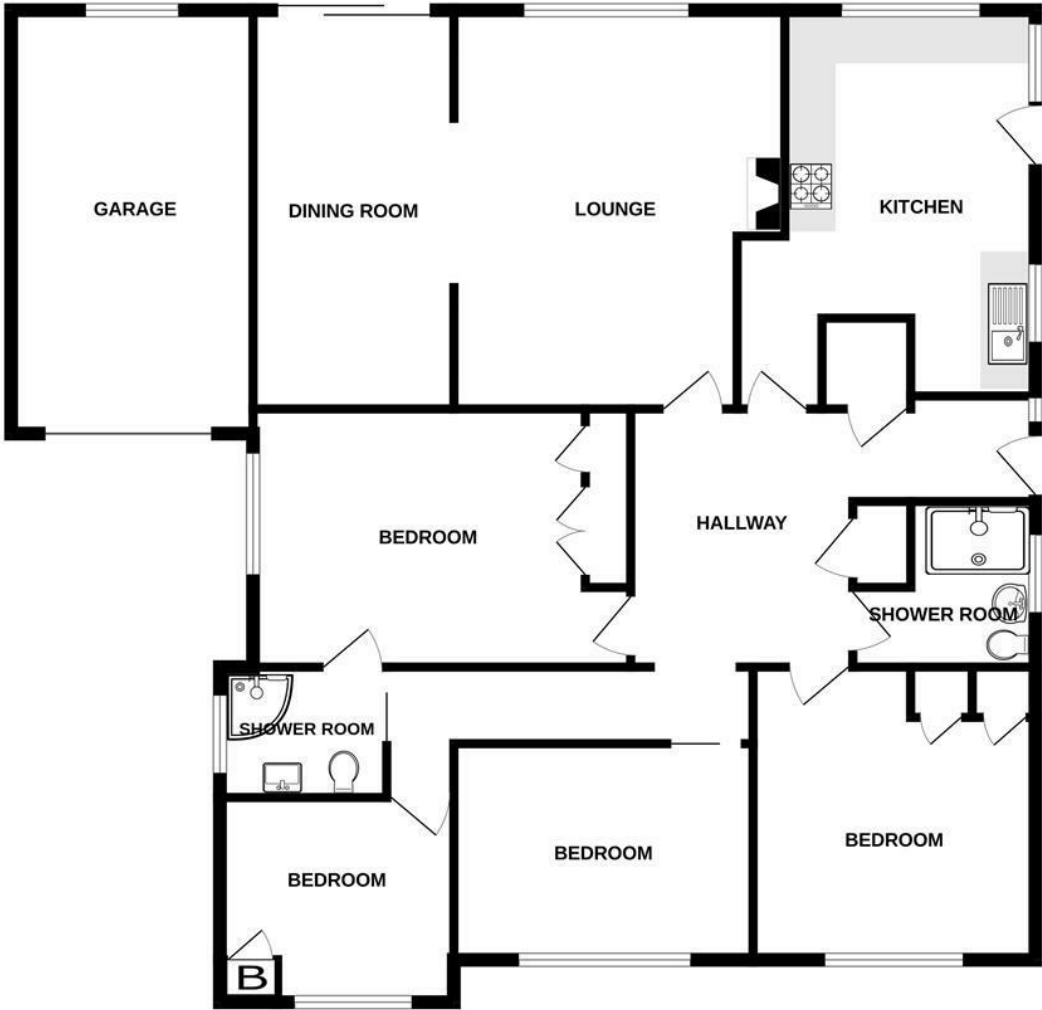
Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

#### **DATE DETAILS PREPARED**

1st May 2024



GROUND FLOOR  
1566 sq.ft. (145.5 sq.m.) approx.



TOTAL FLOOR AREA : 1566 sq.ft. (145.5 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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| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   |         | 63                      |
| (39-54) E                                   | 43      |                         |
| (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 tenure and lease details 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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