



**Porthcarl Tolponds Road, Porthleven, TR13 9LZ**

**£650,000 Freehold**

**CHRISTOPHERS**  
ESTATE AGENTS



# Porthcarl Tolponds Road

- SUBSTANTIAL FIVE BEDROOM DETACHED BUNGALOW
- MODERN COMFORT & SCENIC SURROUNDINGS
- ELEVATED POSIITON WITH FAR REACHING COUNTRY VIEWS
- SOLAR PANELS
- MODERN ENHANCEMENTS TO INCLUDE AIR SOURCE HEAT PUMP
- GENEROUS WELL ESTABLISHED GARDENS
- DOUBLE GARAGE
- FREEHOLD
- COUNCIL TAX E
- EPC C74

Set within the highly desirable Cornish fishing village of Porthleven, this substantial five-bedroom detached bungalow offers a superb blend of modern comfort and scenic surroundings. Elevated in position, the property enjoys far-reaching views across neighbouring buildings towards open countryside, including Methleigh Farm and Tregonning Hill.

Beautifully updated by the current owners, the home features a stylish, contemporary fitted kitchen alongside a range of modern enhancements such as an air source heat pump, solar panels, and double glazing.

The well-proportioned accommodation briefly comprises an entrance hall, W.C., spacious kitchen/diner, inner hall, comfortable lounge, family bathroom, and five bedrooms. The principal bedroom benefits from its own ensuite shower room.

Externally, the property is surrounded by mature, well-maintained gardens with established planting, patio areas, a greenhouse, a charming summer house, and a log store—ideal for enjoying the peaceful setting. A gated driveway provides ample parking for multiple vehicles and leads to a generous double garage with two remotely operated single garage doors.











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**

Doors to the inner hall, kitchen/diner, built-in cupboard with space for a fridge and door to

##### **W.C.**

Comprising a close coupled W.C. with wall mounted wash basin with mixer tap over, tiled splashback and frosted window.

##### **KITCHEN/DINER 27'3" x 13'3" (narrowing to 10'9") (8.31m x 4.04m (narrowing to 3.28m))**

A fabulous open plan room which is dual aspect and enjoys far reaching views over open countryside towards Methleigh Farm and Tregonning Hill.

##### **KITCHEN AREA**

A modern stylish kitchen comprising attractive working top surfaces incorporating a one and a half bowl sink unit with mixer tap over, cupboards and drawers under and wall cupboards over. Built-in appliances including an LPG hob with hood over, two ovens one of which has microwave functionality and a dishwasher and fridge freezer. A central island breakfast bar again with an attractive working top surface has drawers under and is a great addition to the kitchen area. There is a useful walk-in larder.



### INNER HALL

With doors to various rooms, built-in cupboards, one of which houses the boiler and there is access to the loft. Double doors open to the rear decking. The hall area may also lend itself to be utilised as a home office.

### LOUNGE 17'9" x 16'9" (5.41m x 5.11m)

A triple aspect room enjoying fantastic views over other buildings towards open countryside, Methleigh Farm and towards Tregonning Hill. A feature fireplace acts as a focal point for the room with hearth, local stone surround and houses a wood burner.

### BEDROOM ONE 11'9" x 11'3" (3.58m x 3.43m)

With outlook over other buildings towards open countryside. Door to

### EN SUITE

Comprising a close couple W.C., wash basin with mixer tap over and cupboards under and a shower cubicle. There are tiled walls and a frosted window to the side.

### BEDROOM TWO 12' x 12' (3.66m x 3.66m)

Enjoying views over other buildings towards open countryside.

### BEDROOM THREE 11'9" x 11' (minus door recess) (3.58m x 3.35m (minus door recess))

With outlook over the rear garden.

### BEDROOM FOUR 11'9" x 11'3" (3.58m x 3.43m)

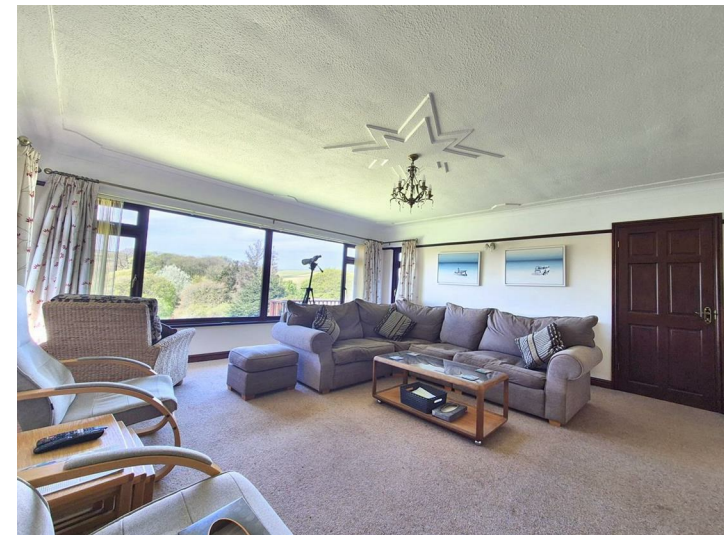
With outlook to the rear garden.

### BEDROOM FIVE 9'9" x 9'9" (2.97m x 2.97m')

Having a window with outlook to the rear garden.

### OUTSIDE

To the outside of the residence are generous gardens which are paved and cradle the residence and boasts lawned areas, well established plants and shrubs, patio areas and opening from the inner hallway a fantastic raised decked area to take full advantage of the far reaching views and would seem ideal for alfresco dining and entertaining. The outside space also provides patio areas, a greenhouse for budding horticulturists and a pleasant summer house. To the front of the property is a generous parking area which provides parking for a good number of vehicles, the driveway is gated and leads to







## DOUBLE GARAGE 23' x 21' (7.01m x 6.40m)

A large double garage with two remotely operated single up and over doors, there is a utility area with working top surfaces with cupboards under, space for washing machine and tumble dryer and wall cupboards over, there are frosted windows and a door to the side.

## WHAT3WORDS

aviators.golf.household

## SERVICES

Mains electricity, water and drainage.

## 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 E.

## DATE DETAILS PREPARED.

30th April 2026.

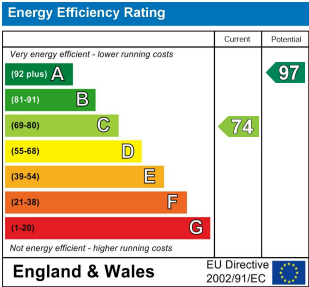
## MOBILE AND BROADBAND

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.



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 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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