



Bay Villa 42 West End
Porthleven, Cornwall TR13 9JL
Price guide £695,000

CHRISTOPHERS
ESTATE AGENTS

Situated in the Breageside area of this popular Cornish fishing village is this charming, four bedroom, semi-detached period town house. The residence benefits from double glazing and smart remotely controllable thermostatic electric heating and a mains pressure hot water system. Far reaching sea and coastal views encompassing Porthleven Pier and the rugged Cornish coastline can be enjoyed from the property. From its local stone facade to its bay windows, the house retains many character features whilst being enhanced and enjoying many refinements of modern living. A real feature of the property is the outside space, with a raised deck area to the front which would seem ideal for al fresco dining and enjoying the marine vistas. To the rear of the property is an enclosed courtyard and, accessed via steps, there is a further good sized garden area which is mainly laid to lawn and provides further areas for eating out.

In brief, the accommodation comprises an entrance area, hall, lounge, dining room, kitchen, breakfast room, shower room/utility and, completing the ground floor, a W.C. On the first floor is a bathroom and three bedrooms, the master of which benefits from an en suite. On the second floor is a hobbies room which is currently used as an occasional bedroom and also a good sized loft area.

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. 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.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

Door to

ENTRANCE AREA

With attractive tiled floor, coat hooks and spotlighting. Opening to

HALL

With attractive tiled floor, stairs to the first floor, chandelier style lighting, spotlighting, doors to the kitchen, dining room and door to

LOUNGE

4.27m x 3.20m (14' x 10'6")

With a bay window enjoying stunning views out to sea, towards Porthleven pier and over other properties. The room has dimmable LED spotlighting.

DINING ROOM

3.66m x 2.82m (12' x 9'3")

With outlook to the side, having a feature fireplace with tiled hearth, stone surround and mantel over (not currently in working order). The room has wall lighting.

KITCHEN

3.81m x 2.44m (12'6" x 8')

An attractive kitchen with working top surfaces incorporating a sink unit with drainer and mixer tap over, cupboards and drawers under with wall cupboards over. There is a tiled floor, partially tiled walls, under counter lighting and spotlighting. Built-in appliances include a hob, oven and a dishwasher and a space for a fridge/freezer. Door to

BREAKFAST ROOM

2.67m x 2.51m (8'9" x 8'3")

With skylight, spotlighting, tiled floor, door to outside, door to

SHOWER ROOM/UTILITY

With shower cubicle, heated towel rail and space for a washing machine and tumble dryer. There is a tiled floor, spotlighting, window with obscured glass to the side and door to

W.C.

Comprising wash basin with mixer tap, cupboards under and a close coupled W.C. There is a tiled floor, window, with obscured glass, to the side and spotlighting.

STAIRS & LANDING

With half landing and window to the side and step up to

UPPER LANDING

With spotlighting, doors to three bedrooms and door to

BATHROOM

A suite comprising a bath with mixer tap and shower over, close coupled W.C. and a washbasin with mixer tap over and cupboards under. There are partially tiled walls, tiled floor with under floor heating, spotlighting, towel rail and a window to the side with obscured glass.

BEDROOM ONE

3.35m x 3.28m (11' x 10'9")

Enjoying a fabulous outlook out to the sea, towards Porthleven Pier and over other properties. The room has exposed floorboards, built-in cupboard and door to

EN SUITE

Comprising a shower cubicle, close coupled W.C. and a wall mounted washbasin. There is a tiled floor with under floor heating, tiled walls and a heated towel rail.

BEDROOM TWO

3.81m x 2.44m (12'6" x 8')

With outlook to the side and having a feature fireplace (not in working order).

BEDROOM THREE

2.90m x 2.21m (9'6" x 7'3")

With outlook to the side, having a feature fireplace (not in working order), built-in cupboard.

STAIRS & LANDING

SECOND FLOOR LANDING

With door to

HOBBIES ROOM

4.34m x 3.02m (14'3" x 9'11")

Currently used as a guest bedroom and having an outlook to the side and skylight to the front enjoying fabulous sea and coastal views. The room has spotlighting and exposed floorboards.

LOFT SPACE

With skylight, water tank with immersion heater.

SERVICES

Mains electricity, water and drainage.

AGENTS NOTE ONE

The property is currently run as a successful holiday let and therefore viewing times may be limited.

AGENTS NOTE TWO

We are advised that a mundic block test was carried out in 2009 which identified some areas of defective block work. We are further advised that remediable works were carried out to the property, however, prospective purchasers may wish to satisfy themselves.

ANTI-MONEY LAUNDERING

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

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.

4th September, 2023.

Directions

From our Christophers' office in Fore Street, Porthleven, head down the hill towards the harbour and across the harbour head with the Kota Kai Restaurant on your right hand side. Take the second turning left onto Harbour View (known locally as the upper road of Breageside) and head up to the top of the hill. At the next junction, take the right hand fork with a terrace of executive style town houses on your right hand side. The property will be situated 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.



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Porthleven, Cornwall,
TR13 9JL

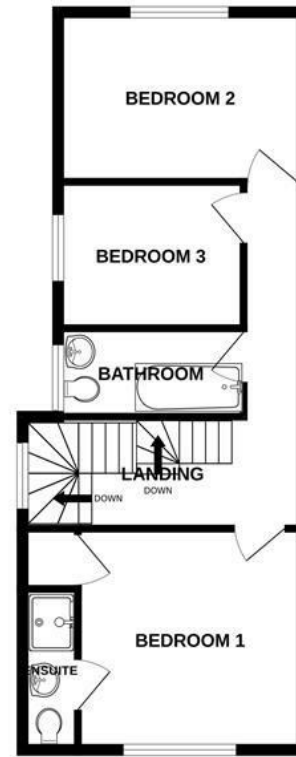
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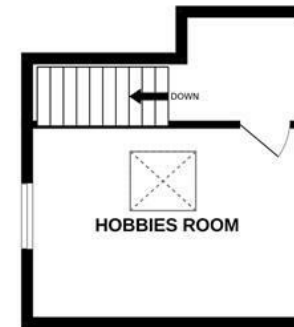
GROUND FLOOR
619 sq.ft. (57.5 sq.m.) approx.



1ST FLOOR
480 sq.ft. (44.6 sq.m.) approx.



2ND FLOOR
200 sq.ft. (18.6 sq.m.) approx.



TOTAL FLOOR AREA : 1299 sq.ft. (120.7 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			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(49-54) E			(49-54) E		
(21-48) F			(21-48) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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