



58 St. Peters Way, Porthleven, TR13 9AZ

£595,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

58 St. Peters Way

- THREE BEDROOM REVERSE LEVEL HOUSE
- ELEVATED POSITION ENJOYING VIEWS OVER THE VILLAGE, HARBOUR & OUT TO SEA
- REVERSE LEVEL ACCOMMODATION WITH BALCONY
- GARDENS TO THE FRONT & REAR
- GARAGE
- FREEHOLD
- COUNCIL TAX D
- EPC E47







An opportunity to purchase a detached, three-bedroom reverse level house in an elevated position, enjoying views over the village of Porthleven, the harbour, and out to sea.

Situated in one of the villages most sought-after addresses of St. Peters Way, this detached residence benefits from oil-fired central heating and double glazing. The property occupies an elevated position, allowing it to take full advantage of the stunning outlook over the village, out to sea and towards open countryside.

Externally, a large balcony has been added to allow one to sit back and enjoy the fine out look whilst there are gardens to the front and rear which are mainly laid to lawn and boast well established plants and shrubs.

In brief, the accommodation comprises, on the first floor, a landing, lounge, kitchen/diner, hall, and a WC. On the ground floor, there are three bedrooms along with a shower room.

Prospective purchasers may be interested to know we are advised the residence also benefits from planning permission which has been granted for the replacement of the property and the erection of a new dwelling granted in June 2024. Full details can be found on the Cornwall Council planning portal using the planning reference number - PA24/04106.

Porthleven is a vibrant, picturesque fishing village and mainland Britain's most southerly port. The village is renowned for its many highly regarded restaurants, long beach, surfing, rugged coastline and clifftop walks. Community groups are thriving within the village with sports' clubs and a prize-winning brass band which can be heard echoing around the harbour on many a summer's Sunday evening.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

STEP UP AND DOOR TO

LANDING

With stairs to the ground floor, outlook to the front, built-in cupboard and door to

LOUNGE 15' x 14' (4.57m x 4.27m)

A dual aspect room enjoying impressive views over the village, harbour, open countryside and out to sea, double doors take full advantage of the sea views and an archway opens onto the

KITCHEN/DINING ROOM 20'6" x 11'3" (6.25m x 3.43m)

Comprising working top surfaces incorporating a sink unit with drainer and mixer tap over, cupboards and drawers under, wall cupboards over. There is a built-in dishwasher, fridge/freezer, space for a stove style oven with hood over, part tiled walls, double doors to balcony. Door to

HALL

With built-in cupboard, alcove housing the boiler, door to the outside, garage, outlook over the harbour and door to

W.C.

With low level W.C. and glazed window to rear.

STAIRS AND GROUND FLOOR HALL

With stairs to the ground floor, built-in cupboard, doors to all bedrooms and door to

SHOWER ROOM

Comprising of a large shower cubicle, close couple W.C., bidet, pedestal wash hand basin and frosted window to the side. Part tiled walls and a frosted window to the side.

BEDROOM ONE 13'3" x 12'3" (4.04m x 3.73m)

With views over the village and towards the harbour.

BEDROOM TWO 12'3" x 12' (3.73m x 3.66m)

Enjoying similar views to bedroom one.

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

Having built-in cupboard and outlook to the side.





OUTSIDE

There are gardens to the front and rear which are mainly laid to lawn and have well established shrubs. To the side of the property is a good size garage. Accessed from the first floor is the impressive balcony which would seem ideal for alfresco dining and entertaining.

GARAGE

With electric roller door and having power. There is space for a washing machine and an outlook to the side.

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

DATE DETAILS PREPARED.

30th March 2026.

WHAT3WORDS

///jetting.palettes.spun

MOBILE AND BROADBAND

To check the broadband coverage for this property please visit -

<https://www.openreach.com/fibre-broadband>

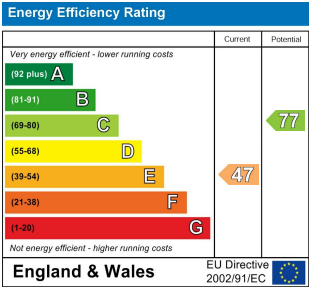
To check the mobile phone coverage please visit -

<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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