



## Bay Villa 42 West End, Porthleven, TR13 9JL

£645,000 Freehold

CHRISTOPHERS  
ESTATE AGENTS



# Bay Villa 42 West End

- SEMI-DETACHED TOWN HOUSE
- FOUR BEDROOMS
- IMMENSE CHARM & CHARACTER
- FAR REACHING SEA & COASTAL VIEWS
- MASTER EN SUITE
- HOBBIES' ROOM
- GARDEN
- FREEHOLD
- EPC - E47
- COUNCIL TAX BAND D

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

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

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

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

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

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

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

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

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

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**

Following a mundic block test in 2024 an area of defective block work was identified. A schedule of works has been obtained by the owner who advises us that the work has been commissioned. Please contact the agent for further details

#### **AGENTS NOTE TWO**

Marketing photographs taken in August, 2023.

#### **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.

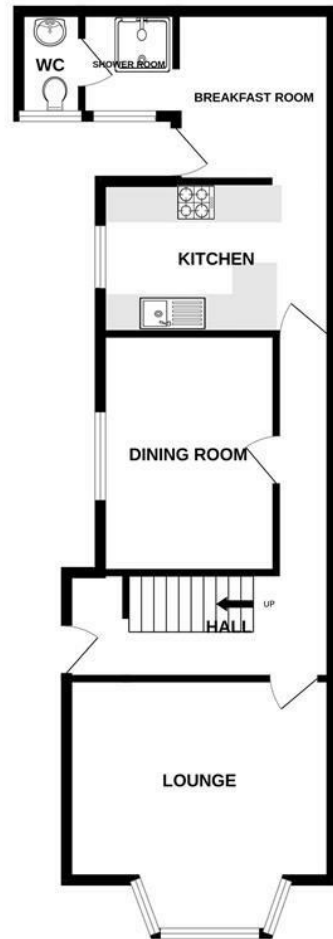
#### **DATE DETAILS PREPARED.**

14th March, 2025.

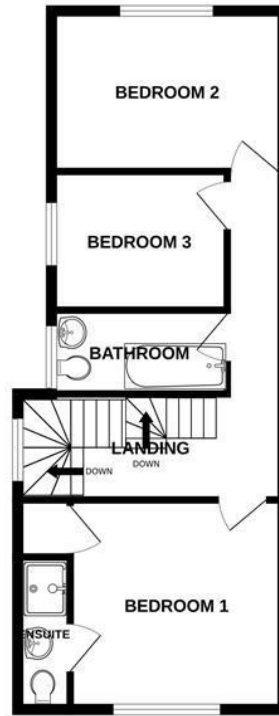




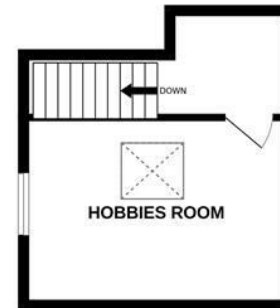
GROUND FLOOR  
619 sq.ft. (57.5 sq.m.) approx.



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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>47</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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 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. 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.





## Christophers Estate Agents

5 Wendron Street, Helston, TR13 8PT

01326 565566 | [property@christophers.uk.com](mailto:property@christophers.uk.com) | [christophers.uk.com](http://christophers.uk.com)

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