

# Sunny Villa Higher Road, Breage, TR13 9PL

£680,000 Freehold

CHRISTOPHERS

ESTATE AGENTS

# Sunny Villa Higher Road

- IMPRESSIVE SIX-BEDROOMED HOME
- GENEROUS VERSATILE ACCOMMODATION
- TRADITIONAL CORNISH VILLAGE
- GARAGE/WORKSHOP
- HEATED SWIMMING POOL
- GENEROUS SIZED GARDENS
- COUNCIL TAX BAND E
- FREEHOLD
- EPC E50



Set in the lovely village of Breage, this impressive six-bedroom home offers generous and versatile accommodation, ideal for family living.

Breage is a traditional Cornish village with a warm community atmosphere, home to a local pub, church, post office, shop and a lovely park. The beautiful coastline is close by, with Porthleven, Rinsey and the long stretch of golden sand at Praa Sands all within easy reach.

The ground floor features a spacious lounge and a beautifully fitted kitchen with a range oven and ample worksurface space. The kitchen flows into the dining room, complete with Rayburn, extra storage and preparation space. This sociable area feels like the true heart of the home – ideal for family gatherings and entertaining. From both the kitchen and lounge, doors open into a bright sunroom, creating a versatile space for relaxing or everyday family use.

Upstairs, the first floor hosts five bedrooms, including a master suite with its own shower room, along with a luxuriously appointed family bathroom featuring a spa bath and separate shower. The second floor provides an attic bedroom suite with bedroom and shower room, perfect for guests or older children.

Outside, the property continues to impress. To the front is a level lawned garden with a path leading to the entrance, while to the side a driveway provides ample parking and leads to a large garage/workshop. There's also a useful washhouse, summerhouse and beyond the garage, a fantastic covered heated swimming pool. The generous garden extends to the rear with a wide level lawn backing onto open fields.

Energy efficiency is a key feature, with owned solar panels heating the swimming pool via an air source heat pump and providing additional income from a feed-in tariff. This substantial home is perfect for a large family or those seeking an income opportunity – subject to consents, there may be potential to create ancillary or holiday accommodation within the grounds.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

OBSCURED UPCV DOOR TO









**HALLWAY**

A generous hallway with radiator, turning staircase to the first floor with understairs storage and doors to lounge and dining room.

**LOUNGE 20'7" x 10'6" (6.27m x 3.20m)**

With two radiators, window to front with window seat, contemporary style pebble effect electric fire in surround and door to sunroom.

**SUNROOM 18'11" (maximum) x 15'3" (reducing to 9'2" minimum (5.77m (maximum) x 4.65m (reducing to 2.79m minimum)**

Irregular shaped room. With radiator, windows to side and rear and external door to side. A versatile room accessing both the lounge and kitchen.

**L-SHAPED KITCHEN 19'1" (maximum) reducing to 6'9" (minimum) x 12'7" (5.82m (maximum) reducing to 2.06m (minimum) x 3.84)**

With tiled floor fitted with a comprehensive range of stylish oak effect base and wall units including glazed display cabinets with roll top work surfaces over and matching splash backs. Composite sink and drainer with mixer tap, space and point for fridge freezer, integrated dishwasher, Stoves range style oven with brushed steel filter and light over, radiator, breakfast bar area, window to side and rear and glazed door to rear lobby. Glazed concertina style doors connecting to the dining room.

**DINING ROOM 22'5" x 10'9" (6.83m x 3.28m)**

A fabulous space that really feels like the heart of the home and functions as both a dining room as well as an extension to the kitchen. With a stylish black Rayburn, further base and walls units including glazed display cabinets and drawers with work surfaces over and matching splashbacks. Window to front, radiator and airing cupboard.

**REAR LOBBY 5'8" x 5'4" (1.73m x 1.63m)**

With tiled floor, exterior doors to rear and door to.

**CLOAKROOM**

4'9" x 4'4" - Low level W.C., pedestal wash hand basin, chrome effect ladder style radiator, obscured window to side.

**FIRST FLOOR**

Galleried landing with window to rear, radiator, airing cupboard, stairs rising to the second floor and doors to various rooms.

MASTER BEDROOM SUITE

Entrance area with window to side, door to ensuite shower room and opening to the:

BEDROOM 12'7" (minimum) x 12'6" (minimum) (3.84m (minimum) x 3.81m (minimum))

A dual aspect room with windows to side and rear offering an outlook over the garden, radiator.

EN SUITE SHOWER ROOM 9'1" x 5'4" (2.77m x 1.63m)

Fitted with a generous corner cubicle with aqua panelling and domestic hot water shower with drench head and wand. Wall mounted wash hand basin in vanity unit with storage below and concealed cistern W.C., obscured window to side, chrome effect ladder style radiator and loft access.

BEDROOM TWO 11'8" x 10'1" (3.56m x 3.07m)

With radiator, window to front offering an attractive outlook towards the coast and built-in wardrobes.

BEDROOM THREE 11' x 6'8" (3.35m x 2.03m )

With radiator and window to front.

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

With window to front, radiator and built-in storage.

BEDROOM FIVE 11' x 7'1" (3.35m x 2.16m)

With radiator, window to rear and understairs storage cupboard.

FAMILY BATHROOM 8'6" x 6'5" (minimum) plus cubicle 3'4" x 2'4" (2.59m x 1.96m (minimum) plus cubicle 1.02m x 0.71m)

With suite comprising of a spa bath with central taps and tiled surround, wall mounted wash hand basin and concealed cistern W.C. set in vanity with storage and tiled splashback. Shower cubicle with aqua panelling and chrome effect domestic hot water shower, chrome effect ladder style radiator.

SECOND FLOOR

ATTIC BEDROOM SUITE

BEDROOM 24' (max) x 11'9" (max) (7.32m (max) x 3.58m (max))

With restricted head height in places, Velux style windows to both front and rear, access to eaves storage, two radiators, built-in wardrobe and door to en suite.













**EN SUITE 8'7" x 4'7" (2.62m x 1.40m)**

With corner cubicle with aqua panelling housing a electric shower, wash hand basin and concealed cistern W.C. in vanity unit with storage below, chrome effect ladder style radiator, access to eaves storage and Velux style window.

**OUTSIDE**

To the front of the property is a level lawned garden with gated path leading to the front door. To the side of the property is a driveway offering rear access to the plentiful parking area and leading to the large garage/workshop.

**GARAGE/WORKSHOP 39'8" x 19' (12.09m x 5.79m)**

A superb versatile space with power, light and water connected. Door to:-

**SHOWER ROOM**

Housing shower cubicle with Triton Seville electric shower, low level W.C. and pedestal wash hand basin. There is access from the garage workshop into the covered swimming pool.

**WASH HOUSE 15'6" x 8'2" (4.72m x 2.49m)**

A useful space with storage and work surfaces over, sink with mixer tap and Triton electric shower over, space and plumbing for washing machine. Perfect as a utility area or possibly for a work from home space. Window to side, power and light.

**OUTSIDE**

The gardens are a real feature of the property they are very generous mainly level and laid to lawn with established shrubs and trees and back onto a field at the rear. There is also a useful timber summerhouse.

**POOL AREA 20 x 36'2" (6.10m x 11.02m )**

With fully heated pool and air source heat pump.

**CONSERVATION AREA**

We understand this property is located in a conservation area. For details of conservation areas visit Cornwall Mapping and use the Council's interactive map.

**SERVICES**

Mains water, electricity and private drainage. Oil fired central heating. Owned solar panels which run the swimming pool via an air source heat pump with surplus energy providing an income via a feed in tariff.

**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.**

Monday 10th November 2025.

**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/








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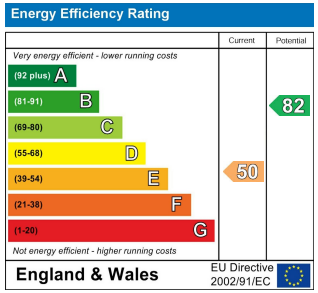

# Ground Floor




# First Floor




# Attic Floor




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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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