3 Sunnybank, Porthleven, TR13 9EP

£750,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

3 Sunnybank

- EXECUTIVE STYLE RESIDENCE
- EXCELLENT DECORATIVE ORDER
- REVERSE LEVEL ACCOMMODATION WITH SEA & COASTAL VIEWS
- FOUR BEDROOMS PLUS MASTER EN SUITE
- GARDEN
- DOUBLE GARAGE
- COUNCIL TAX BAND F
- FREEHOLD
- EPC - D62

An opportunity to purchase a detached, four/five bedroom executive style residence in the Cornish fishing village of Porthleven. Situated in the highly regarded area of Sunnybank, the residence benefits from oil fired central heating and double glazing and is arranged into reverse level configuration to take full advantage of the fantastic sea and coastal views. Boasting many refinements of modern living, from an en suite master bedroom to built-in kitchen appliances, the property is presented for sale in excellent decorative order with a real highlight being the balcony accessed from the lounge.

In brief, the accommodation which is arranged over three levels, enters on the middle floor with a hall and a middle landing. On the first floor is a lounge, dining room, kitchen, utility room, bathroom and completing the first floor, a sitting room/bedroom five. On the ground floor is a lower landing, bathroom and four bedrooms, the master of which benefits from an en suite shower room. The outside space is a real feature of the property with the gardens cradling the main residence providing many locations to sit back and enjoy the outlook. The gardens are mainly laid to lawn with well established plants and shrubs, patio areas and from the lounge one can access a balcony to take full advantage of the fine views and would seem ideal for al fresco dining and entertaining.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

Door to hall.

HALL

With outlook to the front, wood floor and door to middle landing.

MIDDLE LANDING

With outlook to the front, stairs down to the lower level and stairs up to upper landing.

UPPER LANDING

With access to the loft, steps up and door to the sitting room/bedroom five. With built-in cupboard with water tank and immersion heater, doors to the kitchen, utility room, W.C., dining room and lounge.

LOUNGE 23'6" x 12' (7.16m x 3.66m)

A triple aspect room with an outlook to the front and rear, over other properties and out to sea. French doors take full advantage of the fine outlook and open on to a balcony to enjoy the views across to the rugged Cornish coastline. The room has a feature fireplace with open fire (we are advised the the open fire has not been used for many years and should be checked before future use). The fireplace has a hearth and wood mantel over.

DINING ROOM 12'9" x 9'9" (3.89m x 2.97m)

With outlook over the front, over other properties and out to sea. There is a wood floor and opening to kitchen.

KITCHEN 12'9" x 9'6" (3.89m x 2.90m)

With attractive granite working top surfaces incorporating a one and a half bowl sink unit with drainer and mixer tap over, cupboards and drawers under and wall cupboards over. Built-in appliances include a microwave, double oven, fridge/freezer and a dishwasher. The room has a wood floor and outlook over properties and out to sea.

SITTING ROOM/BEDROOM FIVE 19'6" x 18'4" minus door recess (5.94m x 5.59m minus door recess)

A dual aspect room with outlook over open countryside and over other properties out to sea. This room is currently utilised as a sitting room but could be used as an additional bedroom.

UTILITY ROOM 6' x 5' (1.83m x 1.52m)

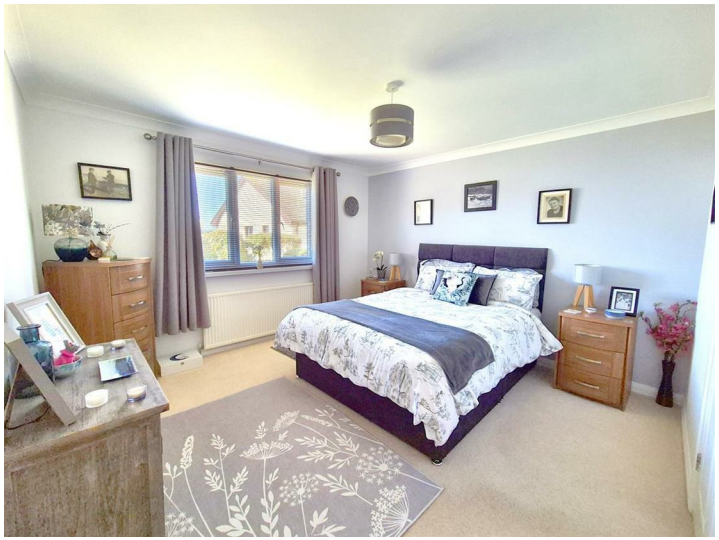
With working top surfaces incorporating a sink unit with drainer and mixer tap over, cupboard under and wall cupboards over. There is space for a washing machine and a tumble dryer.

W.C.

Comprising a W.C. with concealed cistern and a pedestal washbasin with mixer tap. There is a heated towel rail, tiled floor and tiled walls.

LOWER LANDING

With an understairs cupboard, doors to all bedrooms and bathroom.



BATHROOM

Comprising W.C. with concealed cistern, washbasin with surround and mixer tap over and drawers under. 'P' shaped bath with mixer tap and rain shower head over. There are partially tiled walls and a heated towel rail.

MASTER BEDROOM 13'9" narrowing to 12' x 11'3" plus door recess (4.19m narrowing to 3.66m x 3.43m plus door recess)

With outlook over and between other properties out to sea. There are built-in wardrobes and door to en suite.

EN SUITE

Comprising W.C. with concealed cistern, washbasin with mixer tap over, cupboards and drawers under and a shower cubicle. There is a heated towel rail and partially tiled walls.

BEDROOM TWO 12' x 11'9" (3.66m x 3.58m)

With outlook over properties and out to sea. The room has built-in wardrobes.

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

With outlook to the side and built-in wardrobes.

BEDROOM FOUR 8'6" x 8' (2.59m x 2.44m)

With a wood floor and French doors opening on to the rear garden to take full advantage of the sea views which are enjoyed over other properties.

GARAGE

A double garage with electric remote controlled door. Water and power connected, a window with views to the rear over other properties and out to sea.

OUTSIDE

To the front of the property is a driveway which provides parking. The gardens cradle the residence with lawned areas, patio areas and well established plants and shrubs. A real highlight of the outside space is the good size balcony which is accessed from the lounge to take full advantage of the far reaching sea and coastal viewings over other properties.

SERVICES

Mains water, electricity & drainage.

DIRECTIONS

From our Porthleven office proceed along the harbourside and at the end bear round to the left past the Clock Tower and up the hill. Follow this road along, with the beach on your right hand side, and proceed straight on past the right and left turns. Follow this road and as the properties end on the left hand side, turn left up the hill and take the second turning on your left hand side into Sunny Bank. The property will be found after a short distance on your left hand side.

VIEWING

To view this property, or any other property we are offering for sale, please call the number on the reverse of the details.

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/

COUNCIL TAX

Council Tax Band F.

ANTI-MONEY LAUNDERING

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

PROOF OF FINANCE - PURCHASERS

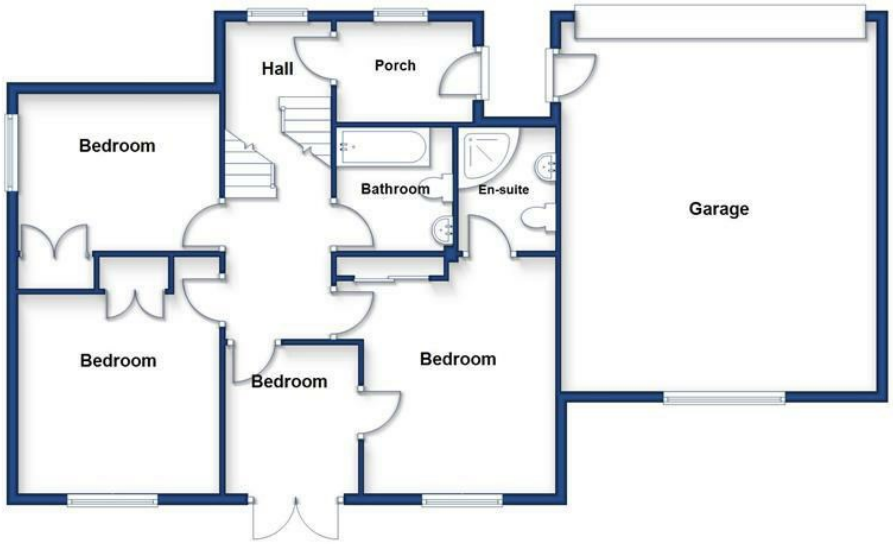
Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

DATE DETAILS PREPARED

8th July, 2025.

Ground Floor

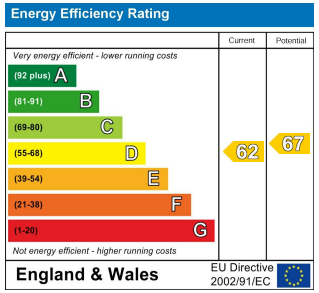
Approx. 122.5 sq. metres (1318.7 sq. feet)



First Floor

Approx. 104.0 sq. metres (1119.0 sq. feet)

Total area: approx. 226.5 sq. metres (2437.7 sq. feet)



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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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