



46 St. Peters Way, Porthleven, TR13 9AZ

£750,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

46 St. Peters Way

- MODERN SPACIOUS DETACHED PROPERTY
- THREE/FOUR BEDROOMS
- STUNNING VIEWS
- GATED PARKING AREA
- MASTER EN-SUITE
- IMMACULATELY PRESENTED THROUGHOUT
- GOOD SIZED TERRACED GARDEN
- COUNCIL TAX BUSINESS EXEMPT (formerly Band E)
- FREEHOLD
- EPC - E45



Situated in the highly regarded St Peter's Way, is this detached three/four bedroom house. The residence, which benefits from oil fired central heating and double glazing, enjoys stunning views over the village, harbour and open countryside from its elevated position.

In brief, the reverse level accommodation comprises a utility room, games room/bedroom four, kitchen, open plan lounge/diner, landing and a W.C. On the lower ground floor is a bathroom, conservatory and three bedrooms, the master of which has an en-suite bathroom.

At the front of the residence is a gated parking area. To the rear of the property is a good sized terraced garden with a stone chipped area, flower beds and decked areas, providing many vantage points to sit back and enjoy the impressive far reaching outlook.

The property provides easy access to the south west coast path and the long sandy beach of Porthleven. Nearby steps lead down into the village and historic harbour.

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. Local amenities include shops, restaurants, Public Houses, galleries, supermarket, doctors' surgery and a well regarded primary school.





THE ACCOMMODATION COMPRISES (dimensions approx.)

DOOR TO ENTRANCE HALL

Having an attractive wood floor, a window to the front and a coat storage area. There are doors to the kitchen, lounge/diner, stairs to the lower ground floor and door to:

CLOAKROOM

Comprising a W.C. with concealed system and a wall mounted wash basin with mixer taps over. There is a heated towel rail, a frosted window to the side, decorative wood panelling, a tiled floor and partially tiled walls.

LOUNGE/DINER 27' x 15'6" narrowing to 11'3" (8.23m x 4.72m narrowing to 3.43m)

A fabulous open plan room which is dual aspect and enjoys the fantastic views over the village, harbour, countryside and out to sea. Patio doors open on to the terrace and take full advantage of the vistas. The views can be enjoyed at any time of day and night, when sunlight gives way to the twinkling lights of the village. Fine sunsets are often enjoyed from the westerly aspect.

A feature fireplace acts as a focal point for the room with half surround and mantel over which houses a woodburner. The room has an attractive wood floor and access to the loft. Door to;

KITCHEN 11'6" x 10' (3.51m x 3.05m)

An attractive kitchen comprising wood worktops incorporating a ceramic sink unit with mixer tap over, cupboards and drawers under and wall cupboards over. A range of built-in appliances include a double oven, ceramic hob with hood over, fridge/freezer, dishwasher and eye level microwave. There are partially tiled walls and tiled floor. An outlook to the front, door to the entrance hall and opening to -

UTILITY ROOM 9' x 8'3" (2.74m x 2.51m)

Providing wood worktops with a range of cupboards and drawers as well as a built-in washing machine and tumble drier. There is a window and door to the rear, partially tiled walls, a tiled floor. Door to the front which serves as an alternative entrance and door to:

GAMES ROOM/BEDROOM FOUR 17'3" x 9'9" (maximum) (5.26m x 2.97m (maximum))

This room is currently utilised as a games/t.v. room/office and has an attractive wood floor, decorative wood panelling and a good sized cupboard which houses the boiler.



LOWER GROUND FLOOR

LOWER HALL

With doors to all remaining bedrooms. There is a useful understairs cupboard and a further cupboard which houses the water tank with back up immersion heater. Door to:





BATHROOM

Suite comprising a bath with mixer tap over, pedestal wash basin, a shower cubicle and a close coupled w.c. . There are partially tiled walls, a tiled floor, a sky light, a heated bathroom mirror and heated towel rail. Underfloor heating.

MASTER BEDROOM 12'6" x 12'6" (3.81m x 3.81m)

Having built-in wardrobes and patio doors open to the middle terrace. Views can be enjoyed, once again, over the village, harbour and open countryside. Door to -

EN-SUITE

Suite comprising a bath with mixer tap over, a pedestal wash basin, shower cubicle and a close coupled w.c. There is a heated towel rail, heated bathroom mirror, a tiled floor, partially tiled walls and a window to the rear. Underfloor heating.

BEDROOM TWO 12'6 x 12 (plus alcove) (3.81m x 3.66m (plus alcove))

Large fitted wardrobe. Patio doors opening onto the middle terrace and enjoying the lovely views, once again, towards the harbour.

BEDROOM THREE 9' x 8'9" (2.74m x 2.67m)

Opening to:

CONSERVATORY 12'9" x 6'6" (narrowing to 5'3") (3.89m x 1.98m (narrowing to 1.60m))

Having a tiled floor and French doors opening onto the middle terrace. Village and countryside views.



OUTSIDE

To the front of the property is a gated parking area and a pleasant stone chipped area for ease of maintenance. There is a useful shed and a screened area which houses the oil tank. To the rear of the residence is a wonderful space with terraces on multiple levels allowing many vantage points to enjoy the fine outlook across the village, harbour and out to sea. This space provides locations for entertaining and al fresco dining.

SERVICES

Mains electricity, water and drainage.

DIRECTIONS

When travelling by car, from our Porthleven office in Fore Street, head up the main street and at the top of the hill bear right onto Wellington Road and after the road starts to straighten, take the first turning on your right hand side, sign posted Sunset Drive. Follow this road passing the turning for Unity Road on your right hand side and around the bend, head up the hill and take the first turning on your right hand side onto St Peter's Way. Head along St Peter's Way passing the turnings for Tremearne Road and Balfield Road and the property will be found on your right hand side.

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.









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

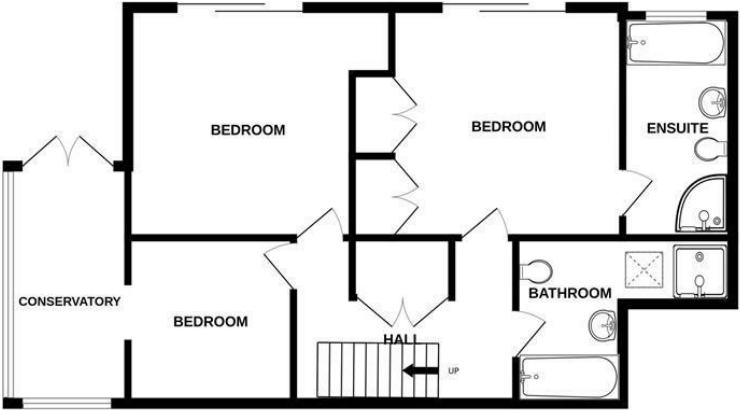
Businesss rated. Formerly Band E.

DATE DETAILS PREPARED

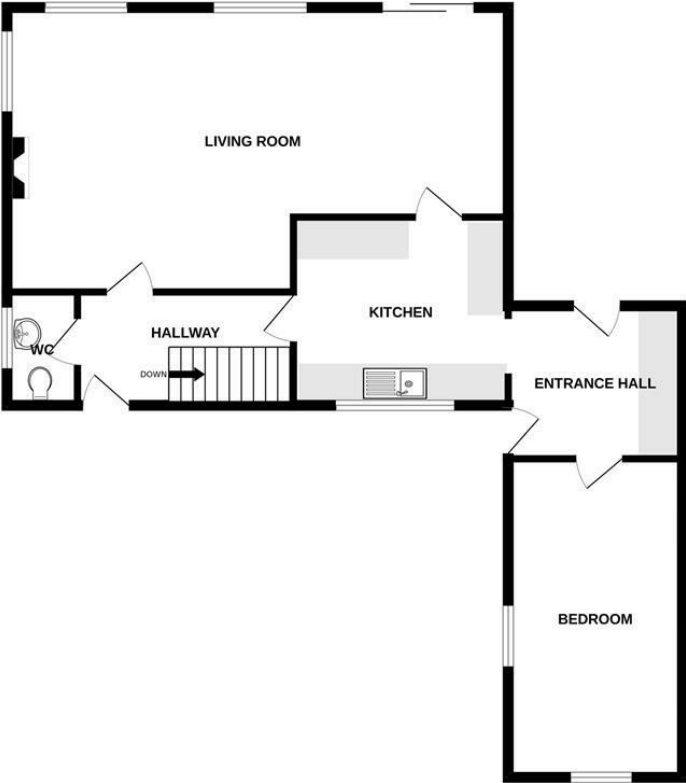
14th February 2025



LOWER FLOOR
753 sq.ft. (69.9 sq.m.) approx.




GROUND FLOOR
825 sq.ft. (76.6 sq.m.) approx.



TOTAL FLOOR AREA : 1578 sq.ft. (146.6 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) A		
(81-91) B		
(69-80) C		65
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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