

Rohrs & Rowe

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Seathrift Loe Bar Road, Porthleven, Helston, TR13 9ER

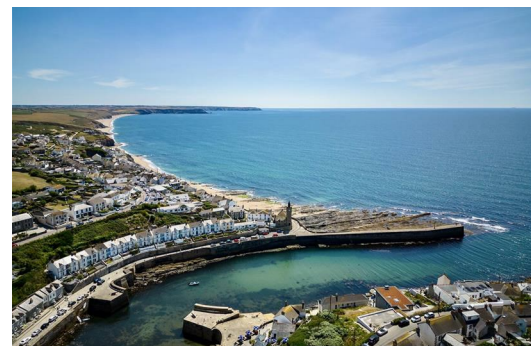
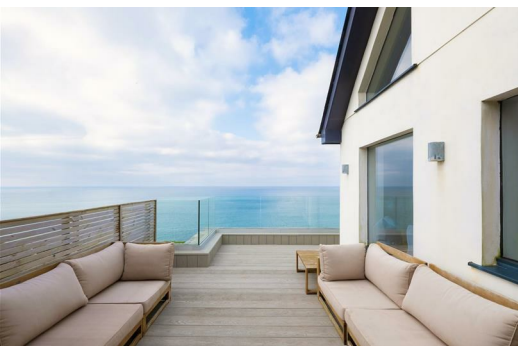
Guide price £1,050,000

An exceptional coastal residence commanding breathtaking panoramic sea views, positioned above one of Cornwall's most celebrated harbour villages.

Occupying an elevated frontline position above Porthleven Beach, Seathrift is a contemporary coastal residence enjoying uninterrupted panoramic views across Mount's Bay, taking in The Lizard Peninsula to the east and the coastline of West Penwith to the west. Recently renovated throughout, the property combines generous accommodation with a thoughtful reverse-level design, ensuring the principal living spaces make the most of its exceptional outlook.

The first floor is centred around an impressive open-plan kitchen, dining and living room, where vaulted ceilings and extensive glazing create a light-filled space with uninterrupted sea views. Doors open onto a southwest-facing balcony, providing a natural extension of the living accommodation and a sheltered position from which to enjoy the coastal setting. Also on this level is a separate snug, offering a quieter retreat that complements the principal living space and provides welcome flexibility for family life or more relaxed entertaining.

The ground floor provides five well-proportioned bedrooms, including a generous principal suite with en suite shower room and a further en suite double bedroom. Three additional bedrooms are served by a beautifully appointed family bathroom, creating a layout that is equally well suited to family living or visiting guests. A practical utility and boot room complete the accommodation on this level, enhancing the home's everyday functionality while also lending itself to use as an exceptional coastal retreat with strong holiday letting potential.



Outside, the landscaped gardens have been arranged across a series of terraces, creating a number of distinct seating and entertaining areas. A heated swimming pool with surrounding sun terrace forms the focal point of the garden, complemented by a pizza oven and well-established coastal planting. The combination of private outdoor spaces and the elevated position allows the gardens to fully embrace the far-reaching views. To the front of the property is an off-road parking space for one car.

Positioned just above one of Cornwall's best-known harbour villages, Seathrift is within easy reach of Porthleven's beach, harbour and renowned selection of restaurants, cafés and independent shops. Offering contemporary accommodation, excellent energy efficiency and an exceptional coastal setting, Seathrift represents a rare opportunity to acquire a frontline home in one of Cornwall's most sought-after locations.

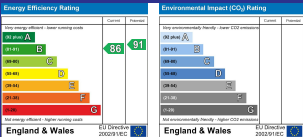
Location

Porthleven is a popular village set around its historic fishing harbour. The village has become a foodie haven with a host of fantastic restaurants and bars including Talay Thai & Amelies to name a few. The annual Porthleven Food Festival is also a huge draw for foodies, bringing in celebrity chefs and dozens of fantastic street food stalls, as well as live music and events. There are also a number of local sports teams and clubs within the village for all ages. Porthleven's location on the South Coast means there are a plethora of options to enjoy the water and plenty beaches to visit nearby.

Porthleven has its own beach which provides safe swimming and nearby Praa Sands is a great family beach providing good surf and over a mile of golden sands. Further down the coast towards Penzance are a number of intimate coves and beaches such as Rinsey Cove & Prussia Cove - providing idyllic swimming spots and coastlines to explore via SUP or kayak. The Lizard Peninsula is also only a short drive away and here you can access the stunning Kynance Cove and explore the dramatic coastline from the SW Coast Path.

Distances

Porthleven Beach: 10 metres • Porthleven Harbour: 0.5 Miles • Helston: 2.5 Miles • Rinsey Beach: 4.8 Miles • Praa Sands: 6.5 Miles • Penzance: 13 Miles • Kynance Cove: 14 Miles • Mousehole: 17 Miles • St Ives: 17 Miles • Truro: 19 Miles • Newquay Airport: 38 Miles



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