



ROHRS & ROWE

An Krow
Peverell Terrace
Porthleven
Helston
TR13 9DZ

- Striking modern coastal home
- Panoramic views across harbour mouth and open sea
- Flexible accommodation with up to 3 bedrooms.
- Dramatic glazed bay sitting area overlooking the water
- Open plan kitchen / dining room with large island
- Principle bedroom ensuite
- First floor bedroom / sitting room with balcony and sea vista
- Further bedroom.
- Family bathroom and utility
- Garden room and patio terrace with decking
- Spacious car parking area
- Ground source heating.
- EPC B
- Council Tax Band F



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A STRIKING MODERN COASTAL HOME ENJOYING PANORAMIC VIEWS ACROSS PORTHLEVEN HARBOUR, THE SURF BREAK AND THE OPEN SEA BEYOND, WITH FLEXIBLE ACCOMMODATION OF UP TO THREE BEDROOMS, COMPLETE WITH A BALCONY AND A GARDEN ROOM.





Property

Occupying a commanding position above Porthleven harbour, An Krow is a striking modern home designed around one of the most dramatic outlooks in the village. From the principal living spaces, the view sweeps across the harbour mouth, the open sea and the renowned reef break beyond, creating a constantly changing backdrop throughout the day.

The house has been arranged to make the very most of this setting. At its centre is an impressive open-plan living space, where a dramatic glazed bay draws the eye directly to the water and gives the room a real sense of theatre. It is an excellent space in which to relax, entertain or simply enjoy the outlook. The kitchen sits naturally within this room, fitted with a large island and arranged to work well for both everyday use and more sociable occasions. The accommodation is also notably flexible. The principal bedroom is positioned on the ground floor, while the upper floor is currently arranged as a guest bedroom together with a further room that can serve equally well as an additional bedroom or first-floor sitting room. This upper level enjoys an even more elevated perspective, with direct access to the balcony. A family bathroom and utility room provide further practicality.

Outside, the house is equally well considered. A generous parking area accommodates multiple vehicles, while the garden, patio and garden room extend the living space beyond the house and provide a sheltered setting from which to enjoy the coastal outlook.







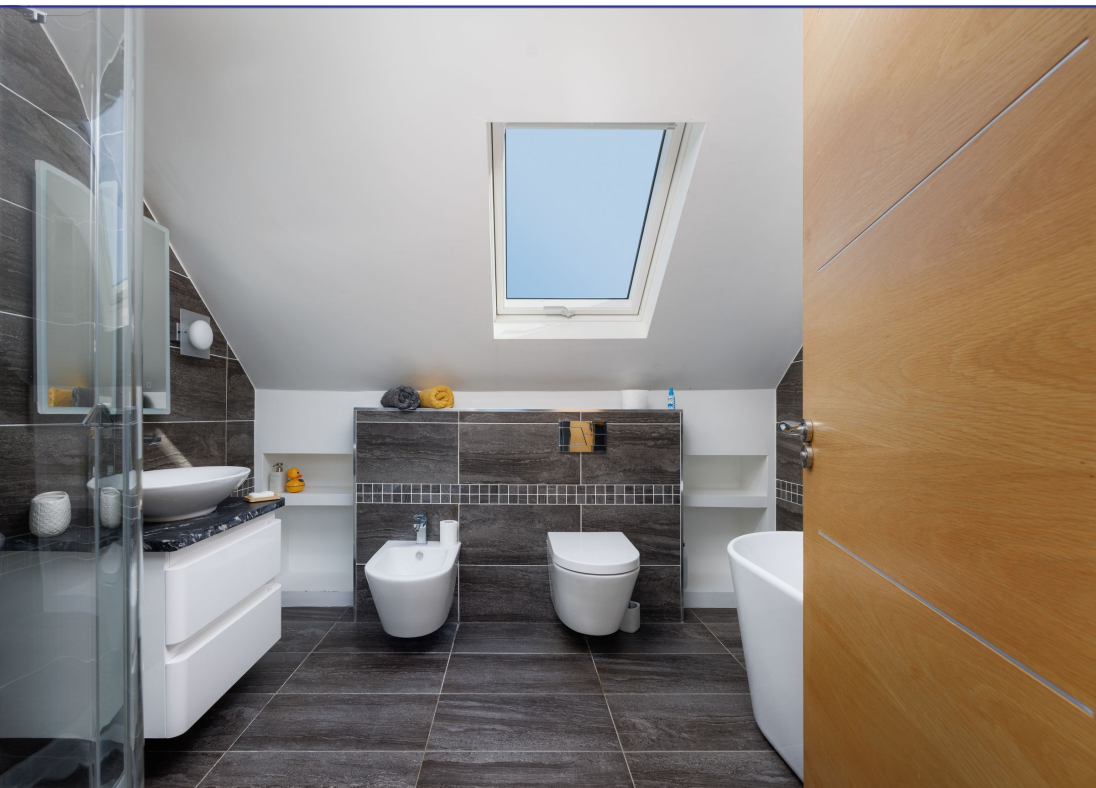
LOCATION

An Krow occupies an exceptional position above Porthleven harbour, with direct views across the harbour mouth, the open sea and the reef beyond. Porthleven is one of Cornwall's most vibrant coastal villages, centred around its historic harbour and well known for its strong food scene, independent shops and lively year-round atmosphere. The village has a genuine sense of community and a good range of amenities, while the surrounding coastline offers excellent walking, swimming, surfing and watersports. Porthleven Beach is close by, and further along the coast Praa Sands, Rinsey and Prussia Cove provide excellent opportunities to enjoy the sea. Helston is a short drive away for everyday needs, while further west Penzance, Mousehole and St Ives offer a wider mix of galleries, beaches and restaurants.

DISTANCES

Porthleven Harbour: 180m • Porthleven Beach: 300m • Helston: 2.5 Miles • Rinsey Beach: 4.5 Miles • Praa Sands: 5 Miles • Penzance: 12 Miles • Kynance Cove: 14 Miles • Mousehole: 16 Miles • St Ives: 16 Miles Truro: 19: Miles • Newquay Airport: 37.5 Miles

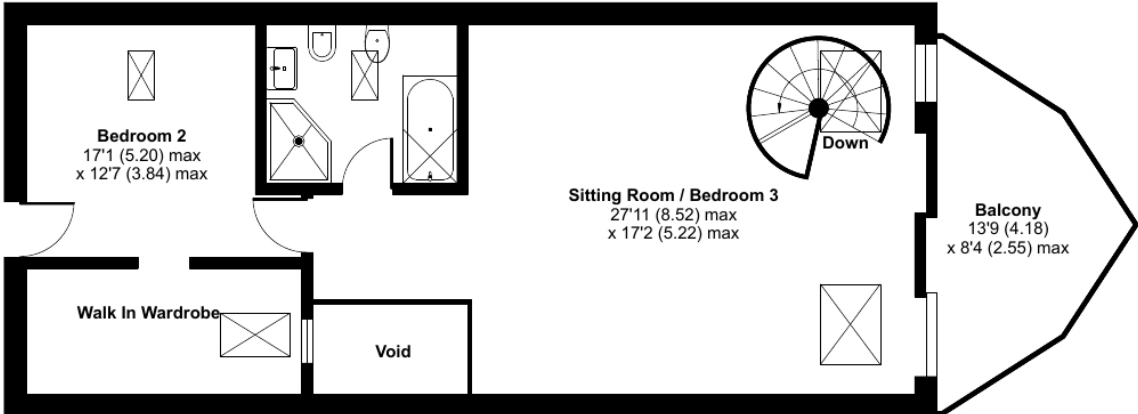




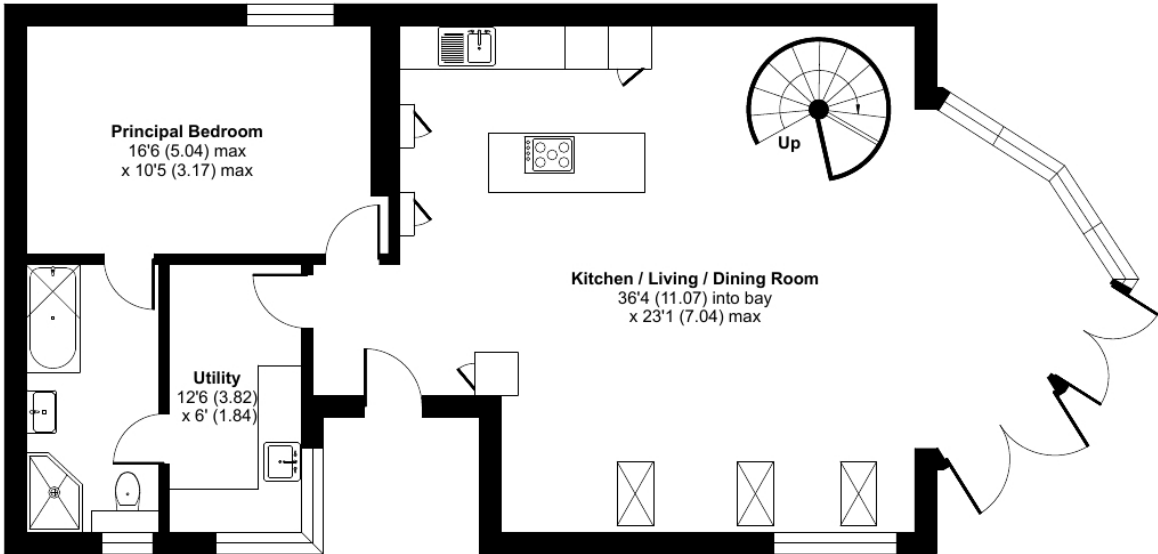
Peverell Terrace, Porthleven, Helston, TR13 9DZ

Approximate Area = 1620 sq ft / 150.5 sq m (excludes void)

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Services: Mains water & drainage. Mains electricity. Ground source heating & hot water.

Directions: What 3 Words; node. insulated. charging

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