



6 Mill Close, Porthleven, TR13 9LH

£475,000 Freehold

CHRISTOPHERS

ESTATE AGENTS

6 Mill Close

- FOUR BEDROOM DETACHED HOME
- TWO BATHROOMS
- AIR SOURCE HEAT PUMP AND SOLAR PANELS
- GARAGE AND DRIVEWAY
- WELL PRESENTED THROUGHOUT
- FREEHOLD
- COUNCIL TAX BAND C
- EPC - D 58

Located in the well regarded residential area of Mill Close is this detached, four bedroom dormer bungalow. The residence has been enhanced during recent years and benefits from a bespoke fitted kitchen and breakfast bar, engineered oak flooring in the hallway and kitchen, air source heat pump heating, solar panels and double glazing. A driveway provides parking and leads to a garage. There is a pleasant garden and a raised decked area provides views over other properties and towards open countryside.

In brief, the accommodation on the ground floor comprises an entrance porch, kitchen/diner, lounge, hall, bathroom and two bedrooms. On the first floor is a further bathroom and two more bedrooms.







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)

PORCH 8'3" x 7'9" (2.51m x 2.36m)

A dual aspect room with tiled floor, space for a washing machine and door to

KITCHEN 15'9" x 11'9" (4.80m x 3.58m)

Beautifully appointed contemporary fitted kitchen with onyx effect working top surfaces incorporating a composite one and a half bowl sink with Swan's neck mixer tap over and an electric hob with NEFF hood over. There are a pleasing range of base cupboards and drawers with matching wall cupboards and a solid breakfast bar arrangement.. Integrated appliances include a NEFF electric oven and dishwasher, whilst space is provided for a freestanding fridge/freezer. The room is enhanced by recessed spotlighting, pendant lights and tasteful engineered oak flooring. Door and window to front aspect.

LIVING ROOM 15'9" x 11'9" (4.80m x 3.58m)

A dual aspect room with patio door to the front decked area. There is a fireplace which houses a wood burner with stone hearth.

HALL

With engineered oak flooring, doors to both bedrooms, stairs to the first floor and door to

BATHROOM

Comprising a P shaped bath with mixer tap and shower over, close coupled w.c. and a pedestal wash handbasin with mixer tap over. The room has tiled walls and an obscured window to the side.

BEDROOM FOUR 11'6" x 9'6" minus door recess (3.51m x 2.90m minus door recess)

With outlook to the rear.

BEDROOM THREE 11'6" x 9'9" (3.51m x 2.97m)

With outlook to the rear.

STAIRS / LANDING

With doors to two further bedrooms, a skylight and door to

BATHROOM

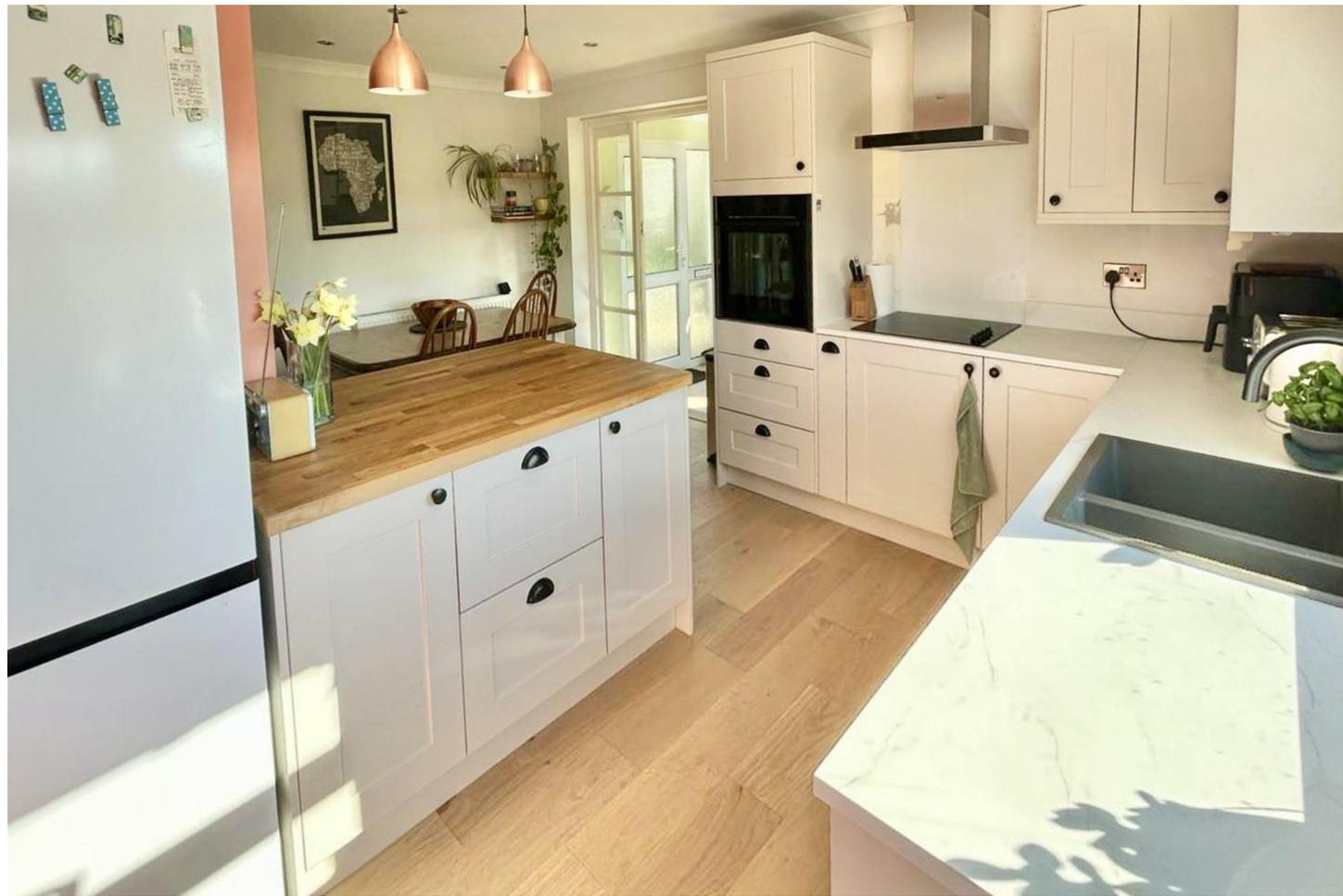
Comprising a P shaped bath with mixer tap and shower over and a close coupled w.c.. There is a wash basin with surround and drawer under with mixer tap over.

BEDROOM ONE 16'6" narrowing to 9'3" x 13'3" (5.03m narrowing to 2.82m x 4.04m)

With outlook to the front, over the village and towards the sea in the distance. The room has a skylight and built in wardrobes.

BEDROOM TWO 16'6" x 10'9" (5.03m x 3.28m)

With outlook to the front over other properties and towards open countryside. There is a skylight which allows views also towards open countryside.





OUTSIDE

To the front of the property is a decked terrace area which enjoys views over other properties towards open countryside and would seem ideal for alfresco dining. To the rear of the residence is a garden which is laid to lawn and a driveway provides parking and leads to the garage.

AGENTS NOTE

Please note the EPC was carried out before the installation of the solar panels and air source heating.

SERVICES

Mains electricity and drainage, air source heating, solar panels installed in 2024.

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/>

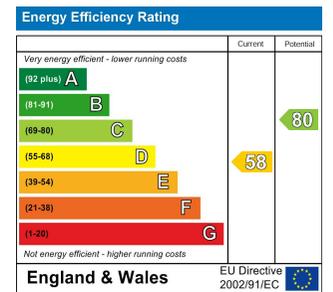
TENURE

Freehold

DATE DETAILS PREPARED.

20th March 2026





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