



16 The Crescent, Porthleven, TR13 9LU

£445,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

16 The Crescent

- TWO BEDROOMS
- DETACHED BUNGALOW
- WELL PROPORTIONED RESIDENCE
- GARDEN & DETACHED GARAGE
- VIEWS OVER THE VILLAGE AND OUT TO SEA
- COUNCIL TAX BAND D
- FREEHOLD
- EPC - E51

An opportunity to purchase a detached, two bedroom bungalow with garage and parking in the Cornish fishing village of Porthleven.

Situated within arguably one of Porthleven's most sought after addresses of The Crescent is this detached, two bedroom bungalow. The well proportioned residence, which benefits from oil fired central heating and double glazing, enjoys views over the village, towards open countryside, the Bickford Smith Institute Clock Tower, pier and out to sea.

In brief, the accommodation comprises a hall, lounge/diner, kitchen, wet room, two bedrooms and an inner hall. A real feature of the residence is the outside space with gardens to both the front and rear. The front garden is mainly laid to lawn with well established plants and shrubs. A driveway to the side leads to a detached garage. The rear garden is of particularly good size, is also mainly laid to lawn, has a pleasant patio area and an abundance of plants and shrubs.

The residence is current is configured as a beautifully presented two bedroom bungalow, however, subject to any necessary planning and consents, the property would seem to offer great potential for extending and re configuring.







Porthleven is a thriving seaside Cornish fishing village with its large harbour providing a focal point. Around this cluster many pubs, restaurants and businesses. The village provides amenities to cater for everyday needs as well as a primary school, whilst the more comprehensive amenities of Helston are a few miles distant and these include national stores, cinema and sports centre with indoor swimming pool.

Situated between Helston and Porthleven is the beautiful Penrose Estate, managed by The National Trust, and conveniently located for its many walks and trails through the Cornish countryside around Loe Pool, Cornwall's largest natural fresh water lake. Porthleven has a prize winning Brass Band which, on many a summer's Sunday evening, can be heard echoing around the village, creating atmosphere & ambience for both residents and visitors.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)
Door to hall.

HALL

With doors to kitchen, wet room, two bedrooms and lounge/diner.

LOUNGE/DINER 15' x 13' (4.57m x 3.96m)

There is a feature fireplace with tiled hearth, surround and wood mantle over, housing an electric fire (not known if in working order). Views can be enjoyed over the village, towards open countryside, the Bickford Smith Institute Clock Tower, pier and out to sea.

KITCHEN 13'9" narrowing to 9'6" x 9'9" irregular shaped room (4.19m narrowing to 2.90m x 2.97m irregular shaped)

Once more enjoying an outlook over the village, out to sea and open countryside. The kitchen comprises a sink unit with drainer and mixer tap over and cupboards and drawers under. There are built-in appliances which include a double oven, hob with hood over, space for a washing machine, dishwasher and a fridge/freezer. The room has partially tiled walls and a door to inner hall.

INNER HALL

With door to the outside and built-in cupboard which houses the boiler.

WET ROOM

Comprising shower, W.C. with concealed cistern, pedestal wash basin with mixer tap over and a towel rail. There are tiled walls, tiled floor, frosted window to the rear and built-in cupboard housing a water tank with immersion heater.

BEDROOM ONE 15' x 11'9" (4.57m x 3.58m)

With outlook to the front garden.

BEDROOM TWO 14' narrowing to 12' x 11'9" (4.27m narrowing to 3.66m x 3.58m)

With patio door to the rear garden.

UTILITY ROOM

Accessed from the outside of the property is this useful extra space which has an outlook to the rear garden and a working top surface with space under for utilities. There is built-in shelving over.

OUTSIDE

The outside space is a real feature of the property with good sized gardens to both the front and rear. The front garden is mainly laid to lawn, enjoys views over the village and out to sea and has plants and shrubs. To the side is a driveway which leads to a detached garage. The rear garden is of particularly good size with a pleasant patio area which would seem ideal for al fresco dining and entertaining and is mainly laid to lawn and boasts an abundance of plants and shrubs.

DETACHED GARAGE

SERVICES

Mains electricity, water and drainage.

VIEWING

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





DIRECTIONS

From our Porthleven office proceed up Fore Street and at the top of the road turn left onto Torleven Road. Proceed up Torleven Road and take the first turning on your left hand side into Vicarage Road. At the end of this road, passing the cemetery on your left hand side and when you come to the T junction, turn right onto The Crescent. The property will be found after a short distance on your left hand side.

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 D.

ANTI MONEY LAUNDERING REGULATIONS - PURCHASERS

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

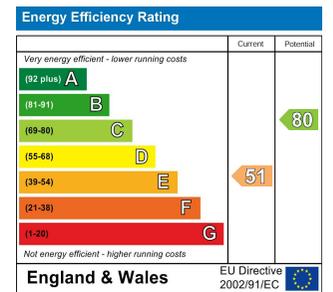
PROOF OF FINANCE - PURCHASERS

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

24th June, 2025.





These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 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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