



**9 Sunnybank, Porthleven, TR13 9EP**

£695,000 Freehold

**CHRISTOPHERS**  
ESTATE AGENTS

# 9 Sunnybank

- FOUR BEDROOMS
- DETACHED EXECUTIVE STYLE HOUSE
- OIL FIRED CENTRAL AND DOUBLE GLAZING
- GOOD SIZED GARDEN
- PARKING AND DOUBLE GARAGE
- REVERSE LEVEL ACCOMMODATION
- MASTER BEDROOM WITH EN-SUITE
- FREEHOLD
- COUNCIL TAX F
- EPC D-63

Located within the highly desirable residential cul-de-sac of Sunnybank, in the sought after Cornish fishing village of Porthleven, is this spacious, four bedroom detached executive style house. The residence, which benefits from oil fired central and double glazing, enjoys far reaching views over the village, out to sea and the rugged Cornish coastline.

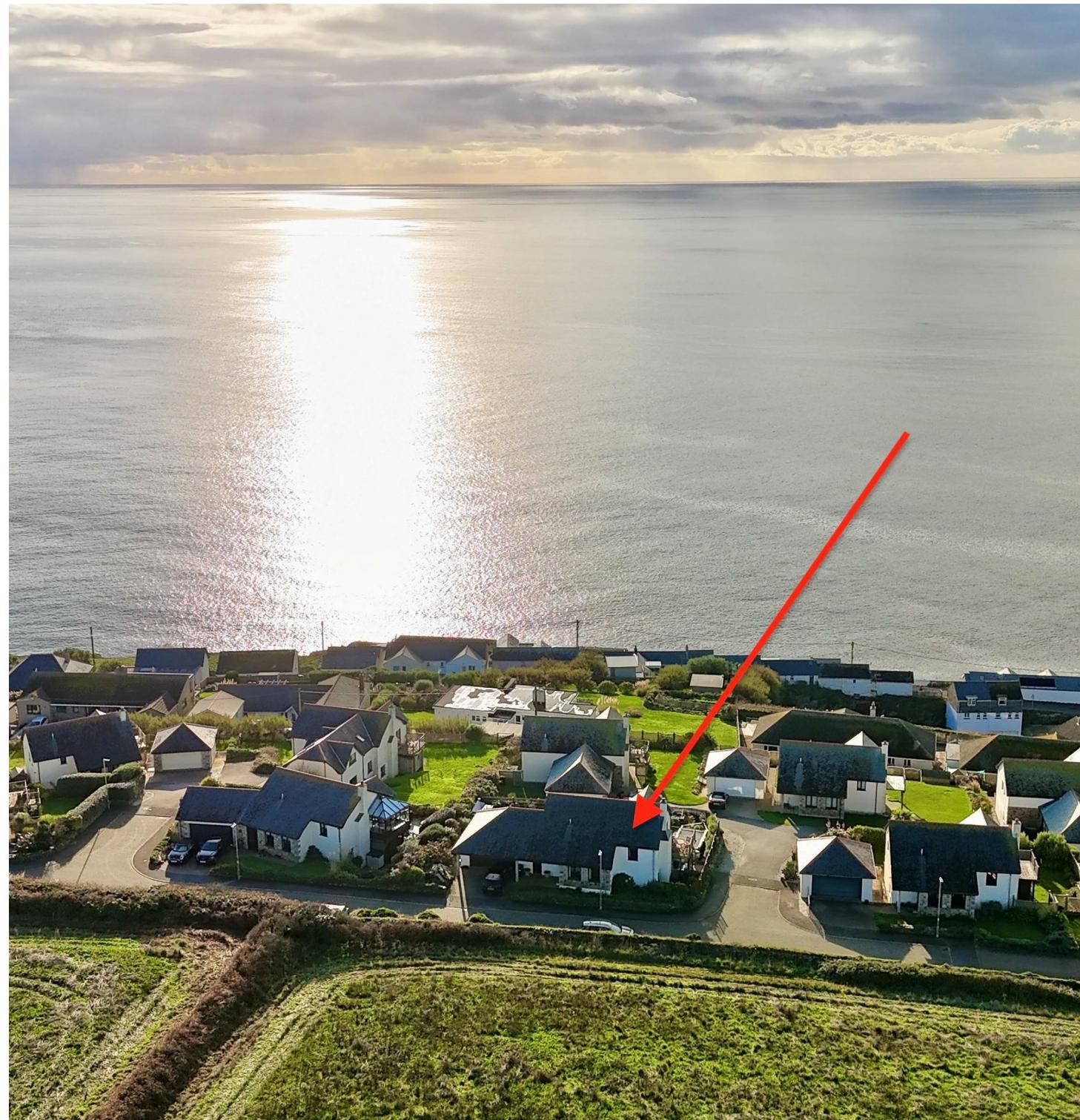
To the outside is a good sized garden to the rear which is mainly laid to lawn and boasts well established plants and shrubs and a patio area which would seem ideal for al fresco dining and entertaining. A real feature of the property is the balcony which can be accessed from the lounge and takes full advantage of the fine outlook. To the front of the property is a driveway which provides parking and leads to a double garage.

In brief, the accommodation is arranged into reverse level, to take full advantage of the impressive views and one enters the property on the middle floor which provides a hallway. On the first floor is an upper hall, lounge, dining room and kitchen, whilst on the ground floor is a lower hall, bathroom and four bedrooms, the master of which benefits from an en-suite shower room.

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.

## THE ACCOMMODATION COMPRISSES (DIMENSIONS APPROX)

Step up and door to the hall.







#### HALL

With an outlook to the front, stairs descend to the ground floor and stairs up to the upper hall.

#### UPPER HALL

With doors to the kitchen, w.c., dining room and a door to the lounge.

#### LOUNGE 23'9" x 11'9" (7.24m x 3.58m)

A triple aspect room with fantastic views over the village, out to sea and the rugged Cornish coastline. A patio door opens onto the balcony which is of good size and allows one to sit back and enjoy the fine outlook. A feature fireplace acts as a focal point for the room with tiled hearth, local stone surround and wood mantel over. We are advised that the fireplace has previously housed a wood burner.

#### DINING ROOM

Having an impressive outlook over other properties and out to sea.

#### KITCHEN 21'9" x 9'6" (maximum measurements) (6.63m x 2.90m (maximum measurements))

A dual aspect room, with outlook over other properties and out to sea and the rugged Cornish coastline. The kitchen area comprises working top surfaces incorporating a one and a half bowl sink unit with drainer, cupboards and drawers under and wall cupboards over. There is space for a Range style stove with built-in hood over, space for an American style fridge/freezer, space for an under counter fridge and there is a built-in dishwasher. The room has partially tiled walls, access to the loft and built-in cupboard housing a water tank.

#### W.C.

Comprising a w.c. with concealed cistern, wash basin with mixer tap over and cupboards under, a heated towel rail and partially tiled walls.

#### GROUND FLOOR HALL

With doors to all bedrooms and a door to the bathroom.

#### BATHROOM

Comprising a 'P' shaped bath, with mixer tap and shower over and having both flexible and rain shower head. There is a w.c. with concealed cistern, wash basin with mixer tap over and drawer under, a towel rail and the room has tiled walls.

#### MASTER BEDROOM 14'6" x 11'3" (average measurements) (4.42m x 3.43m (average measurements))

Having built-in wardrobes, outlook between other properties out to sea and a door to the en-suite.

#### EN-SUITE

An en-suite shower room comprising a shower cubicle, w.c. with concealed cistern, wash basin with mixer tap over and drawers under and a heated towel rail. The room has tiled walls and a frosted window to the side.

**BEDROOM TWO 12'9" x 11'9" (plus door recess) (3.89m x 3.58m (plus door recess))**

With an outlook to the front, between other properties and out to sea.

The room has built-in wardrobes.

**BEDROOM THREE 9'6" x 9'3" (plus door recess) (2.90m x 2.82m (plus door recess))**

With an outlook to the side and having built-in wardrobes.

**BEDROOM FOUR 8'6" x 8' (2.59m x 2.44m)**

With outlook through the conservatory, between other properties and out to sea. A door to the conservatory.

**CONSERVATORY 11'3" x 10'3" (3.43m x 3.12m )**

A triple aspect room with a tiled floor, outlook over the garden and between other properties, out to sea. Doors open onto the garden.

**DOUBLE GARAGE 18'3" x 18' (5.56m x 5.49m)**

Having power and up and over door.

#### SERVICES

Mains water, electricity and drainage.

#### DIRECTIONS

From our Porthleven office proceed along the harbourside and at the end bear round to the left past the Clock Tower and up the hill. Follow this road along, with the beach on your right hand side, and proceed straight on past the right and left turns. Follow this road and as the properties end on the left hand side, turn left up the hill and take the second turning on your left hand side into Sunnybank. The property will be found after a short distance on your left hand side.

#### VIEWING

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

#### 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 F.

#### 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.

DATE DETAILS PREPARED.



17th September 2025.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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 purchases. Lease details, service charge (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange or contracts.



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