



Rock Spray Loe Bar Road, Porthleven, TR13 9ER

£795,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

Rock Spray Loe Bar Road

- ENVIABLE LOCATION
- STUNNING SEA AND COASTAL VIEWS
- THREE BEDROOMS MASTER WITH EN SUITE
- PARKING FOR MULTIPLE VEHICLES
- WRAP AROUND GARDENS
- FREEHOLD
- COUNCIL TAX BAND E
- EPC C 76

Situated in an elevated position and enjoying simply stunning sea and coastal views is this well proportioned, three bedroom detached dormer bungalow. The residence, which benefits from double glazing, has been greatly enhanced by the current owner with a loft conversion to take full advantage of the fine outlook with a gable end window and dormer windows.

In brief, the accommodation comprises a sunroom, hall, lounge/diner, kitchen, utility room, shower room, W.C and completing the ground floor two bedrooms. On the first floor is a sitting room and a master bedroom with 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. Local amenities include shops, restaurants, Public Houses, galleries, supermarket, doctors' surgery and a well regarded primary school.

Steps up and patio door to;





**SUN ROOM 23'3 x 6'9 (7.09m x 2.06m)**

A dual aspect room with sky lights, this would seem an ideal location to sit back, relax and enjoy the outlook over the rugged Cornish Coastline and out to sea. Opening to;

HALL

With cupboard housing water tank with immersion heater. Impressive open tread staircase to the first floor and doors to various rooms.

LOUNGE/DINER 28' x 14'6 narrowing to 12'6 (8.53m x 4.42m narrowing to 3.81m)

With outlook to the front, window to the sun room and door to;

KITCHEN 18'9 narrowing to 18'6 x 9'9 narrowing to 7'3 (5.72m narrowing to 5.64m x 2.97m narrowing to 2.21)

Comprising attractive stone working top surfaces incorporating a sink unit with drainer with mixer tap over, cupboards and drawers under and wall cupboards over. There is space for a range style stove and a built in fridge. The room has a tiled floor, partially tiled walls, outlook to the rear and a door to;

INNER HALL

With tiled floor and door to the rear. There is a door to the garage and opening to;

UTILITY ROOM 12'3 x 8'9 (3.73m x 2.67m)

An irregular shaped room with outlook to the front and door to the outside.

BATHROOM

Having a corner bath with mixer tap and shower attachment over, his and hers wash basins with mixer taps over, close coupled W.C and a shower cubicle. There is a tiled floor, tiled walls and a frosted window to the rear.

BEDROOM TWO 13'9 x 12' (4.19m x 3.66m)

A dual aspect room with an outlook to the front and sides.

BEDROOM THREE 12' x 11' (3.66m x 3.35m)

With outlook to the side and out to sea.

W.C

Having a close coupled W.C with wall mounted wash hand basin. there are partially tiled walls, a frosted window and a heated towel rail.

FIRST FLOOR

An open tread wood staircase ascends to;

SITTING ROOM 23'3 x 14'6 narrowing to 11'9 (7.09m x 4.42m narrowing to 3.58m)

A fabulous room with dual aspect, far reaching views out to sea taken full advantage of with a dormer window and gable end window. Door to;

MASTER BEDROOM 14'9 x 12'3 (4.50m x 3.73m)
having a sky light and dormer window. Door to;

EN SUITE

Comprising a close coupled W.C, wash basin with mixer tap over and a shower cubicle. There is a tiled floor, partially tiled walls and sky lights.

OUTSIDE

To the front of the property is a generous parking area which has space for a number of vehicles and a mainly hard landscaped garden over different levels cradles the residence and provides many advantage points to sit back and enjoy the coastal outlook. The parking area leads to the garage.

SERVICES

Mains electricity, water and drainage.

AGENTS NOTE

We have been advised by the representative, who has Power of Attorney, that he believes that the loft conversion had planning granted but is unsure as to whether this was signed off with building regulations.

AGENTS NOTE TWO

We are advised that the property currently has an unregistered title.





DIRECTIONS

From our office in Fore Street Porthleven head towards the Harbour and out towards the clocktower with the harbour on the right hand side. Head around the Bickford Smith Institute Tower and continue up the hill which is Cliff Road keeping the beach on your right hand side. When you come to the fork in the road turn right onto Loe Bar Road and at the next fork in the road take the left hand fork continuing on Loe Bar Road. Continue along Loe Bar Road passing the turning for the former quarry on the left hand side an then take the next turning on your left. 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, simply call the number on the reverse of these details.

COUNCIL TAX

Council Tax Band E

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 -

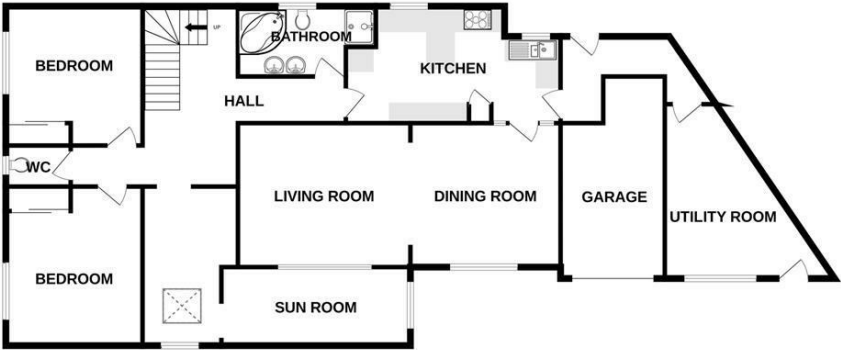
<https://checker.ofcom.org.uk/>

DATE DETAILS PREPARED.

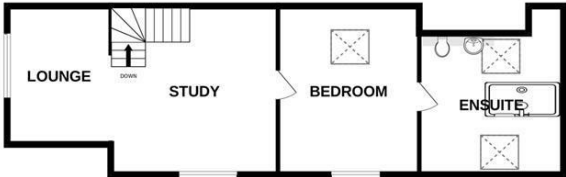
January 2025.



GROUND FLOOR
1670 sq.ft. (155.1 sq.m.) approx.



1ST FLOOR
663 sq.ft. (61.6 sq.m.) approx.



TOTAL FLOOR AREA : 2333 sq.ft. (216.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E		
(21-38) F	34	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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