



'Predannack' Loe Bar Road, Porthleven, Helston

£399,950

A very rare opportunity to purchase a detached extended cottage currently arranged as two apartments with waterfront land which has recently been appraised by an independent planning advisor, who has indicated the site has development potential for a single dwelling. The report is available on request. We advise your early enquiry.

- Stunning sea views
- Beach front location
- Holiday letting history
- Ideal investment opportunity
- 300 yards to Porthleven Harbour
- Two 2 bedroom apartments

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Predannack Loe Bar Road Porthleven TR13 9ER

The Location

The ancient fishing village of Porthleven is a mile or so off the A394 Helston to Penzance road and is the most southerly port in mainland Britain. Together with its attractive harbour, nearby long stretches of golden beaches, and spectacular coastal walks, Porthleven also offers a wide range of shops, galleries and restaurants and is popular with visitors all the year round.

The Property

Situated in an enviable position facing south & enjoying uninterrupted views of Mounts Bay from Predannack to Gwenap Head, this four bedroom, detached cottage offers two, two bedroom apartments which could be re-designed to make a substantial 4/5 bedroom family home. Across the road, along with parking, a roughly grassed cliff top garden is accessed down a gentle slope. The garden extends down to the sea wall & enjoys spectacular views of Porthleven beach, as well as panoramic sea & coastal views and has development potential – please call for details of the recent planning appraisal.

The Accommodation

Entrance door to lobby, doors into each apartment:

Apartment No 1

Entrance Hall 13'8" x 6'7" max 'L' shaped.

Beamed ceiling. Built-in under-stairs cupboard.

Radiator. Tiled flooring, inner hall with doors off into:

Sitting Room

 14'5" x 12'3" max

Two Upvc double-glazed windows, enjoying great sea views. Tv aerial point. Radiator, Telephone point.

Bedroom 2

 12' x 11

Beamed ceiling, window with sea views, radiator.

Bathroom

Double-glazed window, tiled walls. Panelled bath with shower over, wash hand basin, low level WC. Radiator with heated towel rail over. Tiled flooring.

Kitchen

 11'2" x 9'10'

Upvc double-glazed window to rear. Cupboard housing hot water cylinder. Range of matching wall cabinets, base units. Inset stainless steel sink. Plumbing for slim-line dishwasher. Space for cooker with extractor over. Plumbing for washing machine. Space for fridge/freezer. Door leading to the rear path.

Bedroom 1

 15'5" x 10'10'

Upvc double-glazed window. Radiator.

First Floor

Apartment No 2

Landing Doors off into:

Bedroom 2 11'2" x 6'7' 'L' shaped.

Part canopied ceiling. Upvc double-glazed window. Built-in cupboard. Radiator.

Sitting & Dining Room

 26' x 12'8'

Part vaulted ceiling with exposed beams. Dual aspect.

Three windows with spectacular sea and coastal views.

Two radiators. Electric wood burning effect fire. Tv aerial point. Telephone point.

Bathroom

 9'8" x 6'7" max

Part canopied ceiling, double-glazed window. Panelled bath with 'Mira Excel' shower over, wash hand basin, low level WC. Heated towel rail. Tiled flooring.

Kitchen

 12'6" x 11'2'

Canopied ceiling. Access to roof space. Upvc double-glazed window overlooking the courtyard. Built-in cupboard housing hot water cylinder. Range of matching wall cabinets, base units with work-surface over. Inset 1½ bowl stainless steel sink with drainer. Plumbing for washing machine. Plumbing for dishwasher. Space for cooker with extractor over. Space for fridge/freezer. Radiator, door to rear paved garden.

Bedroom 1

 12'10" x 11'

Canopied ceiling. Upvc double-glazed window, Tv point. Radiator.

Outside

A pathway leads around the back of the property to the **Boiler Room** - Oil-fired heating boiler. From the back door of the property there is a decked area and steps leading to the **Rear Terraced Garden** which is enclosed and has a sunny aspect, there are steps leading to a gate giving access to the side of the property.

Potential Development Area

There is much scope to improve and landscape this area, as well as the opportunity to provide extra parking by constructing a level area on top of the former building that was on the site some years ago or pursue planning for an additional dwelling – please call for a copy of the planning advisors report.

Services - mains electricity, water, drainage, oil heating.

Pictured below – views from the lower garden.



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Pure Cornwall has not tested any apparatus, equipment fixtures and fittings or any services and cannot verify that they are in working order or fit for purpose. Prospective purchasers are advised to obtain their own independent reports from relevant professionals such as a surveyor or solicitor. Pure Cornwall advises buyers to make their own enquiries as to the tenure. All measurements and room descriptions are for general guide purposes only and buyers should verify information provided before purchasing furniture, fittings, carpets or appliances.