

# Hendra House, Torleven Road Porthleven, TR13 9AQ











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Finished to a high standard throughout, this spacious and beautifully designed four bedroom detached home offers versatile living and stylish comfort in equal measure.

Step through the front door into a welcoming hallway, thoughtfully designed with ample storage solutions to keep everyday life organised. The generous living room is bright and airy, creating a calm and relaxing space for the whole family to enjoy. At the heart of the home is the impressive open plan kitchen/diner, a true social hub. The sleek, modern kitchen boasts plentiful worktop space and storage, ideal for both everyday cooking and entertaining. The dining area comfortably accommodates a large table, making it perfect for festive gatherings or dinner parties. A well-proportioned downstairs bedroom offers exceptional flexibility, ideal as a guest room, home office, or for multigenerational living. With a conveniently located ground floor bathroom, it provides independent space for relatives or visitors.



Upstairs, you'll find three spacious double bedrooms, including a stunning master suite complete with a private ensuite and a balcony that enjoys distant sea views, the perfect retreat to relax with a book or a glass of wine. A modern bathroom completes the upper floor.

Outside, the low-maintenance garden has been thoughtfully landscaped to offer a mix of practicality and tranquillity. It is fully enclosed ensuring good levels of privacy and the lawned and patio area provides the perfect space for outdoor dining, while steps lead to a raised seating area that offers additional privacy and panoramic views – a real sun trap and a perfect spot to soak in the scenery.



The Mather Partnership, 25, Meneage Street, Helston. 1 The Old Gas Works, Hayle,  
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**Guide Price £674,900**

**Location**

This property will enjoy a wonderful, slightly elevated position in a residential area, providing a peaceful environment in which to reside but just moments from the Harbour Head and all that this bustling harbourside village has to offer. Porthleven is a vibrant village offering an array of quality restaurants and cafes as well as day to day facilities to include a supermarket, primary school and doctors surgery. With a gorgeous traditional working harbour and beach as well as a world class surf break this is a super and much sought after location.

**Accommodation**

Entrance Hall  
Living Room  
Kitchen/Diner  
Utility Room  
Bedroom Four  
Shower Room  
Stairs to Landing

Bedroom Two  
Family Bathroom  
Bedroom Three  
Master Bedroom with Ensuite and Balcony

**Parking**

Blocked paved driveway providing off road parking for three vehicles.

**Outside**

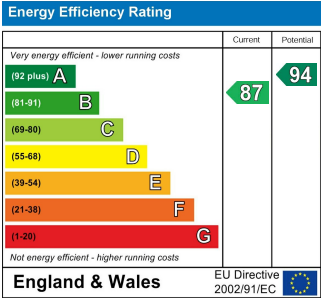
Step outside into a beautifully landscaped, fully enclosed garden designed to make the most of every inch of space. The garden can be accessed via two sets of patio doors, seamlessly connecting the indoor and outdoor spaces and promoting a wonderful sense of in-to-out living. A well maintained lawn offers a safe and open area for children or pets to enjoy, while a paved patio provides an ideal spot for alfresco dining or morning coffee. To the rear, external steps lead up to a raised, sheltered patio area, a private suntrap that enjoys distant sea views. It's the perfect place to unwind with friends, fire up the BBQ, and soak up the evening sun.

**Services**

Mains water, drainage and electricity. Air source heating.









**Rights of Way**

Our clients have informed us that to the right hand side of the driveway, the neighbouring properties benefit from pedestrian access to their properties. The neighboring property also benefits from vehicular access over the bottom of the drive to their garage.

**New Build Guarantee**

Our clients have informed us that the property benefits from a six year Architect Certificate which was signed off in 2021.

**Council Tax Band- E****Anti Money Laundering Regulations – Purchasers**

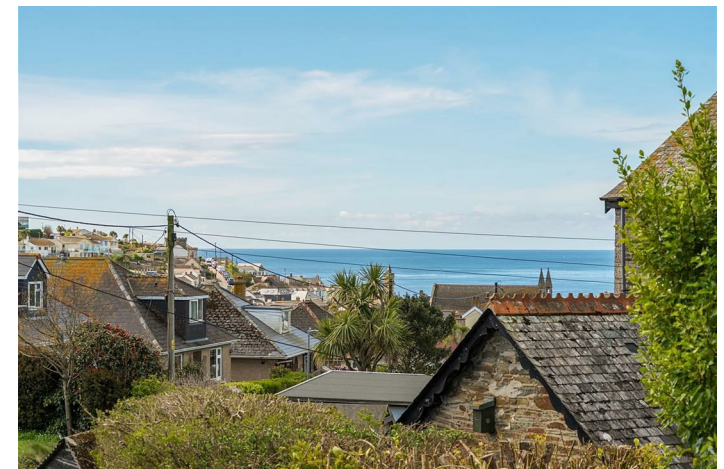
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

**Proof of Finances**

Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

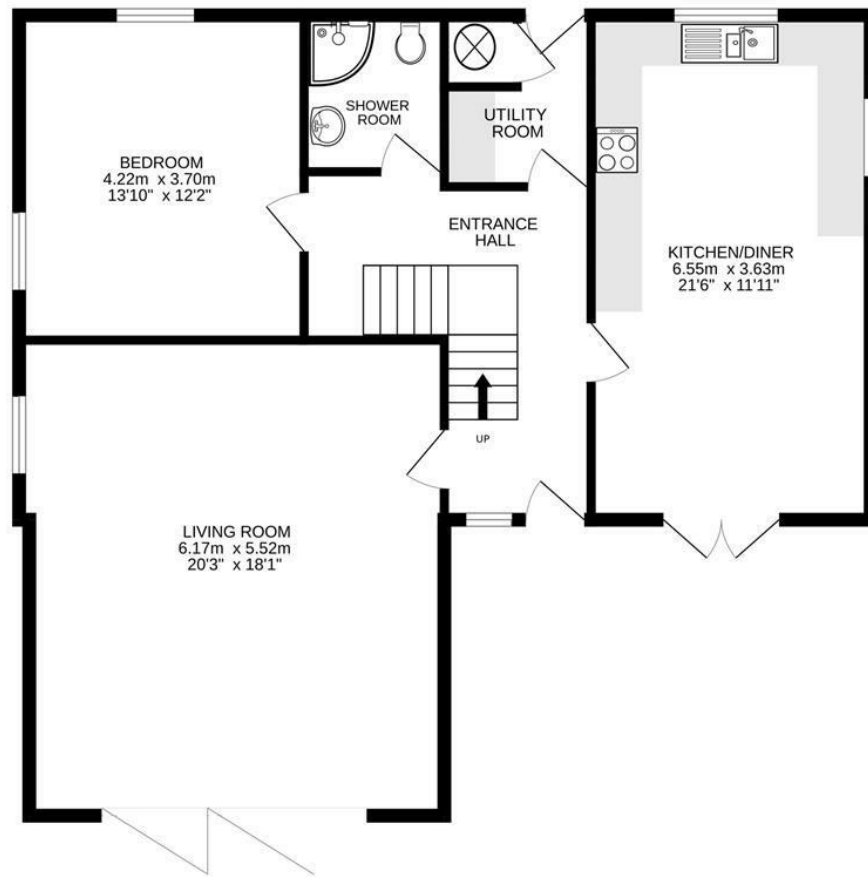
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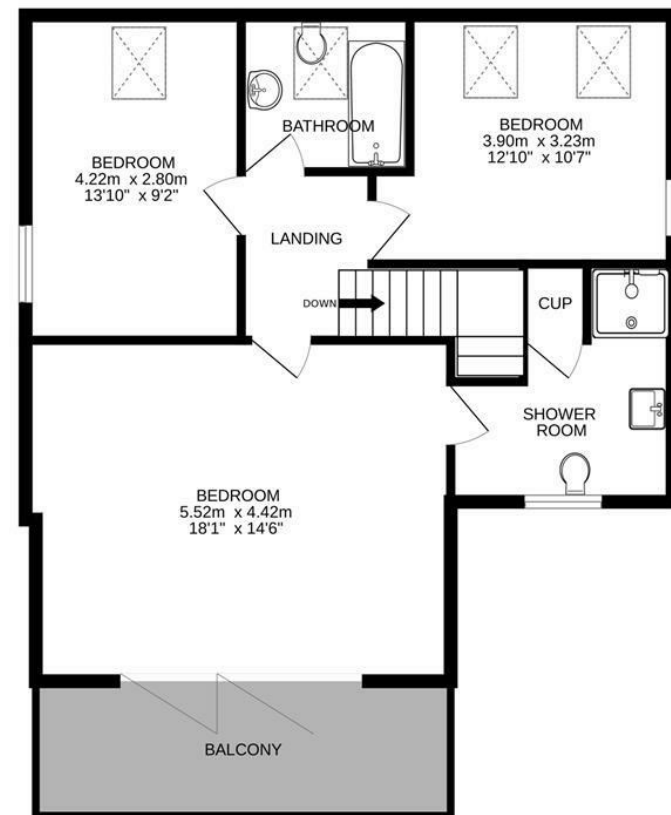




GROUND FLOOR



1ST FLOOR



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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