

13 Monterey Methleigh Bottoms, Porthleven, TR13 9JR

£325,000 Leasehold

CHRISTOPHERS

ESTATE AGENTS

13 Monterey Methleigh Bottoms

- BEAUTIFULLY PRESENTED ONE-BEDROOM SECOND-FLOOR APARTMENT
- HIGHLY SOUGHT-AFTER LOCATION IN PORTHLEVEN
- JUST MOMENTS FROM THE HARBOUR
- FRONT-FACING BALCONY WITH FAR-REACHING VIEWS
- STYLISH, LOW-MAINTENANCE CONTEMPORARY ACCOMMODATION
- UNDERFLOOR HEATING AND DOUBLE GLAZING
- EXCELLENT HOLIDAY LETTING POTENTIAL
- LEASEHOLD
- COUNCIL TAX B
- EPC C73

A beautifully presented one-bedroom second-floor apartment, ideally situated just moments from the harbour in the highly sought-after Cornish fishing village of Porthleven.

Forming part of a purpose-built development of contemporary apartments, the property offers stylish, low-maintenance accommodation with the added appeal of excellent holiday letting potential.

The well-appointed residence benefits from underfloor heating and double glazing, while the real highlight is the private front-facing terrace. From here, residents can sit back and enjoy far-reaching views across the village towards the inner harbour.

Perfectly positioned for enjoying the unique coastal lifestyle that Porthleven has to offer, this attractive apartment would make an ideal holiday retreat, investment opportunity or permanent home.

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.




FRESHWATER
BAY
Challenge Cup



THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

ENTRANCE PORCH

With coat hanging space, telephone door entry system, engineered oak flooring and door to:

OPEN PLAN LIVING AREA 23'8" x 19'8" maximum measurements (7.23 x 6.00 maximum measurements)

A fabulous open-plan living space, enhanced by vaulted ceilings and a skylight, creates a wonderfully light and airy environment. A further glazed door which opens directly onto the terrace, while a rear-facing window provides additional natural light.

The beautifully fitted kitchen features granite worktop, an integrated one-and-a-half bowl sink and drainer with mixer tap, ceramic hob with extractor hood over, and a comprehensive range of base, drawer and wall units. Integrated appliances include a stainless steel oven, microwave, slimline dishwasher, washer/drier and fridge freezer. Engineered oak flooring extends through the kitchen area.

The adjoining living and dining area enjoys a pleasant outlook back across the village and opens onto the balcony through the glazed door and side panel. The paved balcony is enclosed by an attractive glass and stainless steel balustrade and provides a superb vantage point overlooking the inner harbour, where one can watch the fishing boats coming and going and enjoy the lively atmosphere of this working harbour.

The balcony also affords lovely far-reaching views across the village and towards the surrounding open countryside, providing an exceptional outdoor space in which to relax and take in the scenery.

The property further benefits from a useful storage cupboard with shelving, together with a separate cupboard with hanging rail, which also houses the electrical plant serving the heating system.

Doors lead off to the remaining accommodation.

BEDROOM 11'7" x 10'3" (3.54 x 3.14)

A beautifully presented bedroom, once again enjoying a vaulted ceiling incorporating a skylight, creating a bright and airy feel. A rear-aspect window provides additional natural light, while a generous double-doored wardrobe offers useful shelf and hanging space and benefits from an automatic internal light.

Above the wardrobe is a particularly useful mezzanine storage area, providing excellent additional space for luggage, seasonal items and general storage.

BATHROOM 10'3" x 7'2" (3.13 x 2.19)

The beautifully appointed bathroom features a contemporary suite comprising a panelled bath with mixer tap, glass shower screen and shower over, complemented by attractive tiled splashbacks.

There is a wall-mounted wash hand basin with mixer tap, together with a low-level WC with concealed dual-flush cistern. A useful shelf area with timber splashback and shaver socket, an extractor fan and a heated towel radiator add to the practicality of the room.

A skylight provides natural light, while attractive tiling to the walls and floor creates a stylish and cohesive finish. An array of mirrored cabinets provides excellent storage.

PARKING

To the rear of the property there is a parking area with a space for one vehicle.

SERVICES/UTILITIES

Mains water, electricity, drainage. A modern electrical system provides underfloor heating and hot water.

FLOOD RISK

River & Sea - Very Low
Surface Water - Very Low

WHAT3WORDS

shell.mermaids.mailing

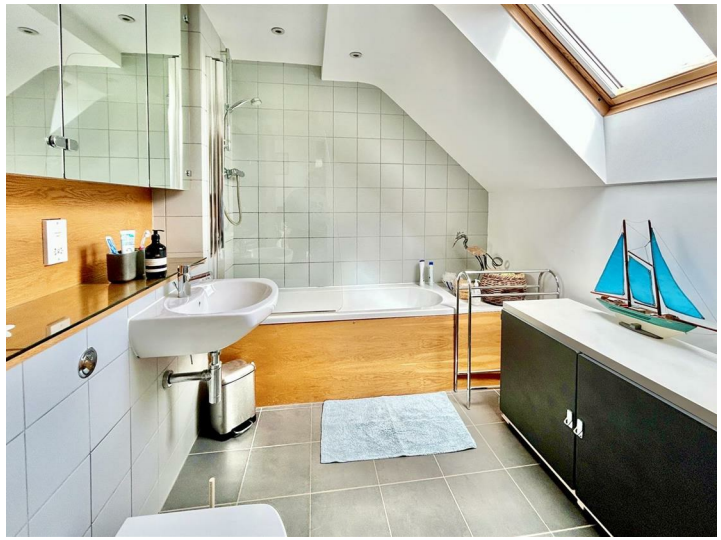
ANTI-MONEY LAUNDERING

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

COUNCIL TAX

Council Tax Band B.













DATE DETAILS PREPARED.

26th August 2026.

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/

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.

CONSERVATION AREA

We understand this property is located in a conservation area. For details of conservation areas visit Cornwall Mapping and use the Council's interactive map.

AGENTS NOTE 1

Leasehold - 200 Years granted in July 2009

AGENTS NOTE 2

Ground rent currently £125 per annum
(We are advised the ground rent increases (doubles) every 25 years; equivalent to 2.8% pa.)

Annual Service charge currently £624

AGENTS NOTE 3

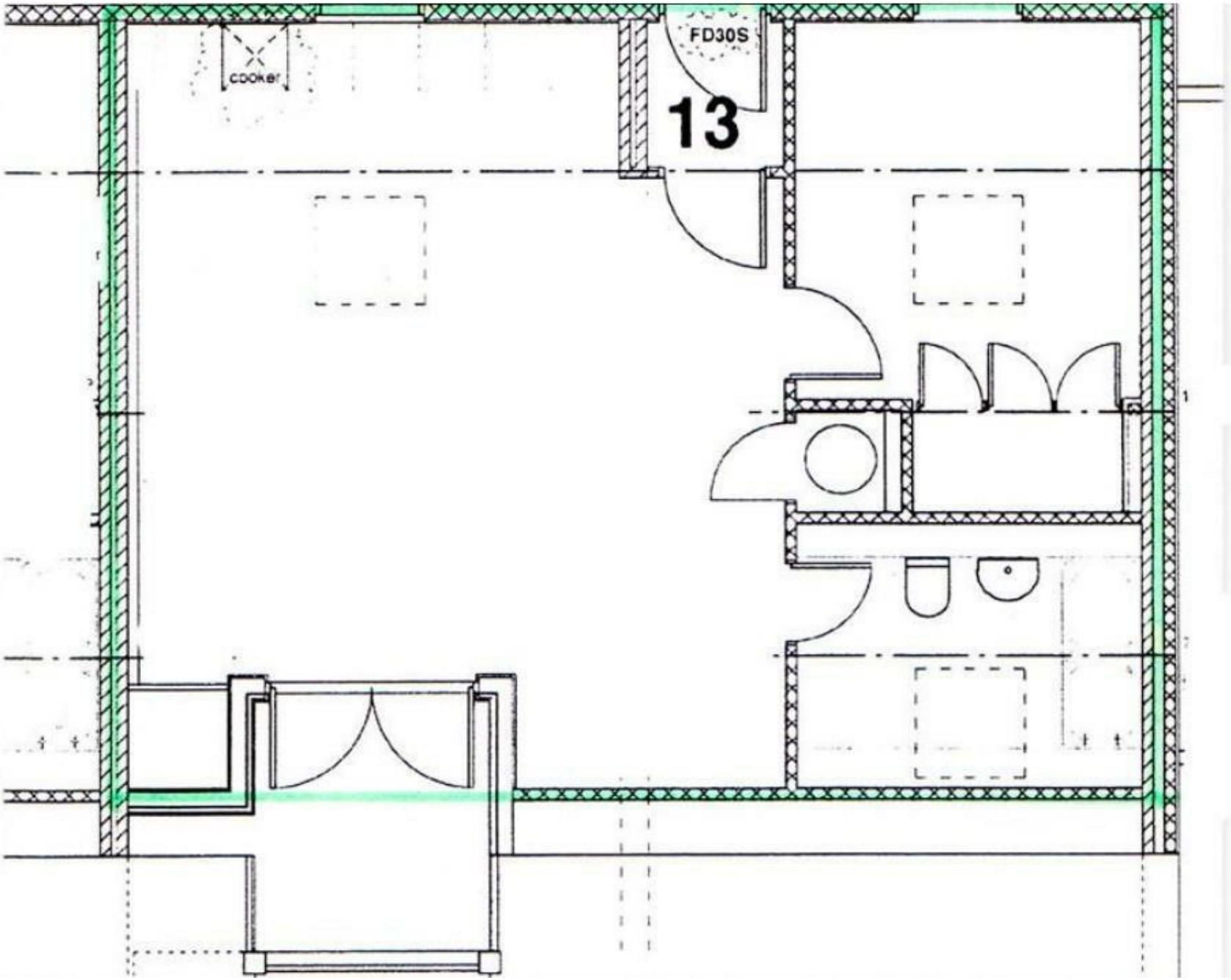
Advised current Buildings Insurance split between all apartments; Apt 13 cost is £537 for 2025/26

AGENTS NOTE 4

Most furniture items available by seperate negotiation.

AGENTS NOTE 5

We are advised that residents have the right to park one vehicle.



PROUD GUILD MEMBER

THE GUILD PROPERTY PROFESSIONALS

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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