



A double fronted, two double bedroom detached character cottage, only couple of minute's walk to the beach at Porthallow. The property has an elevated, terraced garden to the rear with outbuilding, summer house and lovely views of the village. EPC E39. Freehold. Council Tax Band C.

THE PROPERTY

A double fronted, two double bedroom detached character cottage located in the peaceful village of Porthallow, only a couple of minutes walk to Porthallow's stoney beach with stunning views towards Falmouth Bay.

On the ground floor the property enjoys character beamed ceilings and deep window sills and comprises a living room, kitchen/dining room and utility room. On the first floor are two double bedrooms and a wet room.

To the left of the property is a handy open store area, to the left of this gives access to the rear elevated garden where you will find an outhouse, a summer house and views of the village. The neighbour to the left has a right of access to their property. To the front are spaces for a bench to sit out and enjoy the afternoon sun.

We believe the cottage is constructed of stone with pebble dash and painted render with slate tiles on the roof and is warmed by an oil fired central heating and hot water system.

PARKING

There is no allocated parking with the property. The beach car park is a bit further on from the property.

LOCATION

Porthallow is a charming small coastal village on the southern Lizard peninsula, nestling in a valley setting leading down to the beach and cove. The village offers a public house and a cafe and the popular Fat Apples Cafe just a short distance away. The nearby larger village of St Keverne is only

approximately two miles away catering for everyday needs such as a supermarket, doctors surgery and a junior school. The historic market town of Helston is approximately thirteen miles distant, standing at the gateway of the Lizard Peninsula which is Britain's most southerly point, which gives access to some of the most dramatic coastal scenery and beaches the UK has to offer. The coastal and inland villages are most picturesque which add to the overall charm of this delightful and highly regarded peninsula. Helston has an eclectic array of individual shops, well regarded schools (both junior and senior) sports centre, doctor's surgeries, pharmacies and a cinema. The area boasts some outstanding walks and scenery nearby, eg Helston's boating lake through the National Trust land towards the outstanding Loe Pool and Loe Bar with the sea nearby.

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COUNCIL TAX BAND C

TENURE - Freehold

SERVICES

Mains water, mains electricity, mains drainage. Oil central heating and hot water. According to Ofcom website: Mobile phone coverage inside is limited but outside is likely. Broadband coverage: Standard and Superfast via EE.

ACCOMMODATION COMPRISES

ALL DIMENSIONS AND FLOOR PLANS ARE APPROXIMATE

A double glazed door leads into a small porch with double glazed windows to both sides. The front door leads into the open hallway, living room and kitchen/dining room. From the entrance area stairs lead to the first floor.

Living Room 14'2" x 9' (4.32m x 2.74m)

A cosy room with painted beamed ceilings. Double glazed windows to the front and rear. Understairs storage cupboard housing the electric consumer unit. Wall lights. Radiator.

Kitchen/Dining Room 14' x 11'1" (4.27m x 3.38m)

A selection of base and wall mounted cupboards and drawers with granite work surfaces incorporating sink and drainer with mixer tap and tiled splashbacks. Electric Aga. Double glazed window to the front. Space for dining room table and chairs. Space for fridge freezer. Stable door to the rear. Slate tiled floor. Door to utility room.

Utility Room

Boiler. Space and plumbing for washing machine and tumble dryer. Granite effect work surfaces. Wall mounted cupboard. Radiator. Tiled floor.

From the entrance area, stairs lead to the first floor.

Landing

Double glazed window to the rear. Doors to two double bedrooms. Ceiling light. Smoke alarm.

Bedroom One 14'8" x 9'7" (4.47m x 2.92m)

Double glazed window to the front. Two radiators. Wall and ceiling lights.

Bedroom Two 14'7" x 8' (4.45m x 2.44m)

Double glazed window to the front. Radiator. Wall and ceiling lights. Door to wet room.

Wet Room 10'1" x 5'9" (3.07m x 1.75m)

A tiled room with shower, low level WC, wall hung wash hand basin. Electric towel radiator. Extractor fan. Electric heater. Ceiling light.

Outbuilding 11'10" x 6'4" (3.61m x 1.93m)

Power and light. Wall mounted electric heater.

Agents Note

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Anti Money Laundering Regulations - Buyers

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