



LILLICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA10365

Guide £600,000

Starboard Light, 3 Seaview Moorings,
Commerical Road, Porthleven, Helston, Cornwall, TR13 9JE

FREEHOLD



To be sold with no onward chain.

An extraordinarily positioned 3 bedroomed house, just yards away from the outer harbour wall, in the heart of the exceedingly desirable harbourside village of Porthleven. With an attractive granite façade and immaculately presented accommodation throughout, a truly special bolthole, or main residence with outstanding views from all front facing rooms as well as the broad harbour facing courtyard garden to the front. There is a private parking space a few minutes' walk away.





SUMMARY OF ACCOMMODATION – In all, around 827sq.ft.

Ground Floor Covered entrance, living room, kitchen/breakfast room, wc.

First Floor Landing, 3 bedrooms, family shower room.

Outside Small storage shed to rear, broad harbour facing courtyard garden. Private parking space a few minutes' walk away (see parking plan).

DESCRIPTION

Starboard Light occupies an outstanding position just yards away from the outer harbour wall at Porthleven. The property represents an exceedingly rare opportunity to acquire an immaculately presented bolthole or main residence next to the bustling harbourside. The property has an attractive mellow granite façade with a covered entrance door providing access into an open-plan living room, an attractive room with two broad windows to the front elevation providing an outstanding outlook across the outer harbour, incorporating The Ship Inn, pier, famous clock tower and out to sea. To the rear is a kitchen/breakfast room – an immaculately presented room, from where there is a pedestrian entrance door opening onto a shared rear walkway where Starboard Light has a useful small storage shed. Elsewhere on the ground floor level is a wc.

At first floor level there are three bedrooms with the two front facing bedrooms benefitting from the same aforementioned outlook over the outer harbour, pier and out to sea. Externally there is a broad harbour facing courtyard garden, enclosed by wrought iron railings benefitting from an incredible outlook.

Starboard Light is a truly special house with the added benefit of being sold with no onward chain.



LOCATION

Porthleven is a picturesque harbourside village located on the south west facing coast of Cornwall, with the Lizard Peninsula to the east and Land's End to the west. The harbour is at the heart of the village with its bustling atmosphere, interesting shops and highly regarded restaurants and eateries. There are many services within the village including schooling, a doctors surgery and general stores as well as various arts and sports clubs and societies. The harbour still protects an active fishing fleet which has the day to day spectacle within the village. The harbour mouth is protected by a pier with a prominent clock tower at its start, the subject of many artists' work. On the other side of the harbour entrance is a well known surfing break. The South West Coast Path stretches away along the coastline in both directions, to the north west along the rugged cliffs of the shoreline towards Praa Sands and to the south east, along Porthleven beach and past Loe Bar, with Loe Pool having woodland walks through the Penrose Estate behind.

The ancient market town of Helston is only a few miles away and is famous for its annual Flora Day dance. The town is the main centre for the area and has a wide range of national and local retailers, out of town supermarkets, trading estates, a sports centre, schooling up to college level and a small hospital. Helston is regarded as the gateway to the Lizard

Peninsula, along which are many beautiful beaches, towering headlands, quaint fishing villages and on the eastern side, the sailing waters of the Helford River.

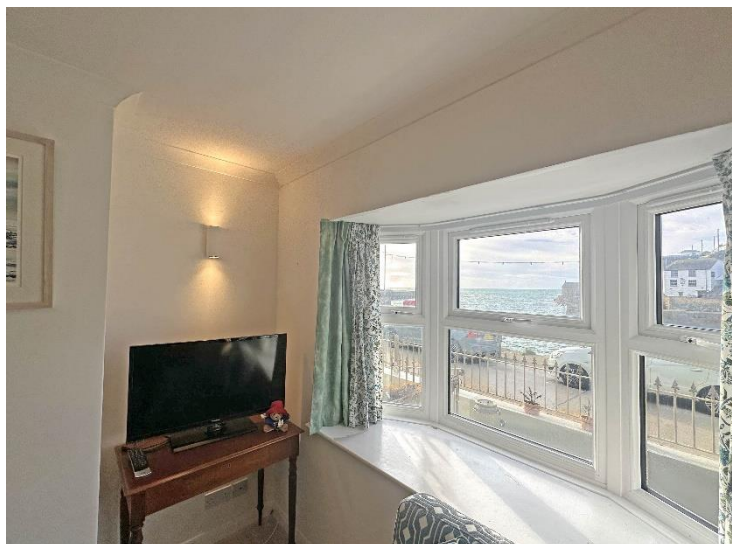


THE ACCOMMODATION COMPRISES
(all floor plans and dimensions are approximate)

Accessed via a covered entrance with a half glazed composite entrance door into:-

LIVING ROOM – 17'7" x 14'6" Coved ceiling, laminate flooring, electric wall mounted radiator, woodburning stove on a polished slate hearth, bay window and additional double glazed window to the front elevation with an incredible outlook over the outer harbour at Porthleven and out to sea. Archway through to:-





KITCHEN / BREAKFAST

ROOM – 14'3" x 9'5" Coved ceiling, laminate flooring, wall mounted electric radiator, comprehensively fitted kitchen with a range of worksurfaces with tiled splashbacks, matt finished cupboards below and additional wall mounted cupboards above for storage, integrated appliances including four burner electric hob with tiled splashback and brushed stainless steel extractor hood above, Neff oven, slimline dishwasher, composite sink with side drainer and hot and cold mixer tap, space and plumbing for a washer/dryer and an undercounter fridge, double glazed window to the rear elevation with slate sill, obscured double glazed uPVC entrance door opening to the rear and L-shaped bench style seating.

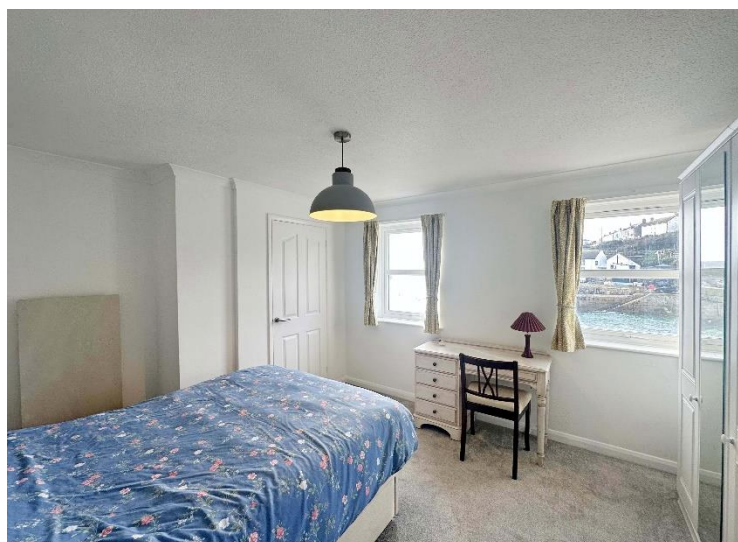


WC Laminate flooring, low flush wc, part tiled wall, mounted wash hand basin with hot and cold mixer tap, tiled splashback and vanity cupboards beneath, wall mounted electric radiator, obscure double glazed window to the rear elevation, coved ceiling.

FIRST FLOOR

LANDING With a coved ceiling and wall mounted electric radiator.

BEDROOM 1 – 11'10" x 11'3" Coved ceiling, alcove with space for wardrobe, wall mounted electric radiator, built-in wardrobe with shelving and hanging space, two sets of double glazed windows to the front elevation with a mesmerising outlook over the outer harbour at Porthleven, the pier, harbour walls and out to sea.

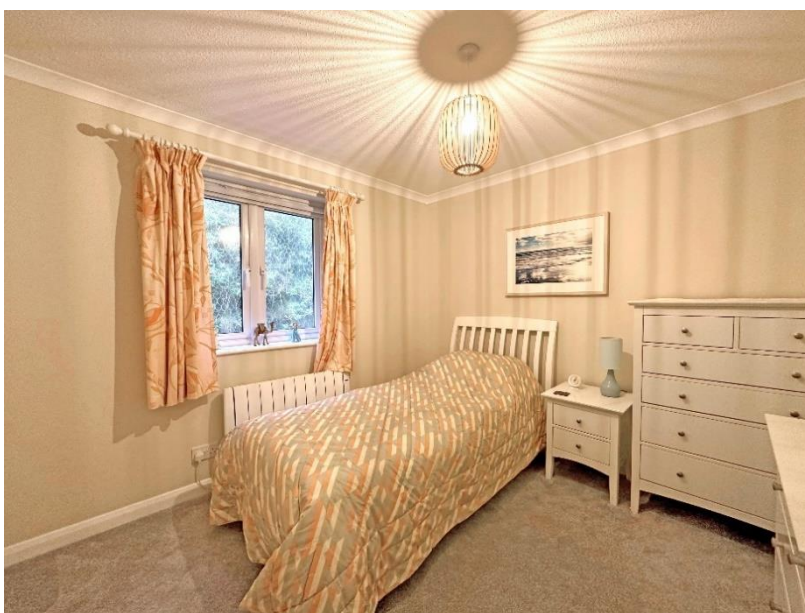


BEDROOM 2 – 9'8" x 9'4"

Coved ceiling, wall mounted electric radiator, built-in wardrobe with shelving and hanging space, double glazed window to the rear elevation.

BEDROOM 3 – 8'10" opening to 12'1" x 5'4"

Coved ceiling, wall mounted electric radiator, double glazed window to the front elevation with a beautiful view over the outer harbour at Porthleven, across to the famous Ship Inn.



FAMILY SHOWER ROOM

With high quality LVT flooring, partially tiled walls, low flush wc, mounted wash hand basin with a hot and cold mixer tap with tiled splashback and vanity drawers beneath, wall mounted backlit demisting mirror above with two electric shaving points, double shower unit with rainwater shower above and additional shower attachment with tiled surround and glass door, wall mounted electric radiator with towel rails, extractor fan, coved ceiling, airing cupboard with Sunamp Thermino electric battery, obscure double glazed window to the rear elevation.



OUTSIDE

To the rear of the property there is a shared walkway which residents, by convention, are allowed to house a storage shed on. There is a useful small storage shed situated on the walkway.

To the front of the property there is a broad harbour facing terrace, enclosed by wrought iron railings and a wrought iron gate with supplementary outside lighting and an incredible outlook over the outer harbour, harbour walls and pier at Porthleven incorporating The Ship Inn, the famous clock tower and out to sea. A truly mesmerising outlook just a few yards from the outer harbour.



GENERAL INFORMATION

VIEWING Strictly by prior appointment through: Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. E-mail: sales@lillicrapchilcott.com.

POST CODE TR13 9JE.

SERVICES Mains water, drainage and electricity are connected to the property.

COUNCIL TAX BAND D (see www.mycounciltax.org.uk).

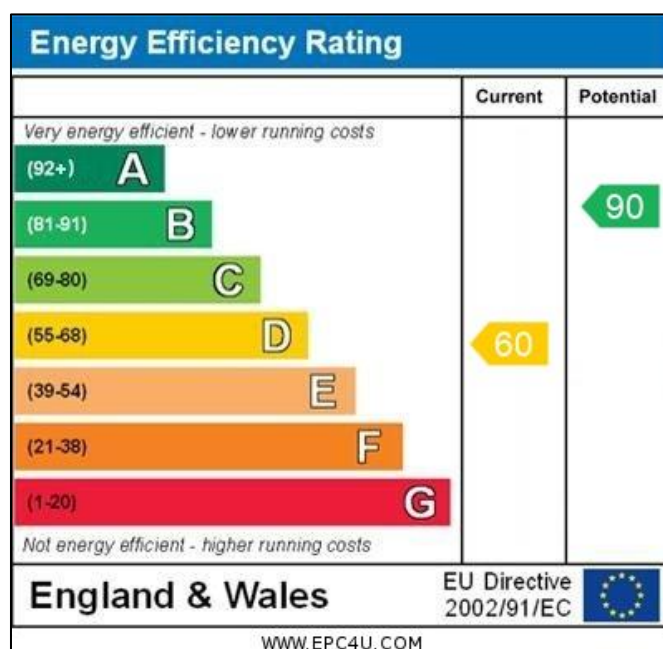
DIRECTIONS From the Helston direction proceed into Porthleven on Wellington Road, continue along Wellington Road down into the village towards the harbour, eventually merging onto the B3304. Proceed down the road until you reach the harbour then proceed along Harbour Road, with the water on your right hand side, Starboard Light will be found on the left hand side after Nauti But Ice café with parking on a first come first served basis on the road abutting the harbour.

AGENT'S NOTE The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy.

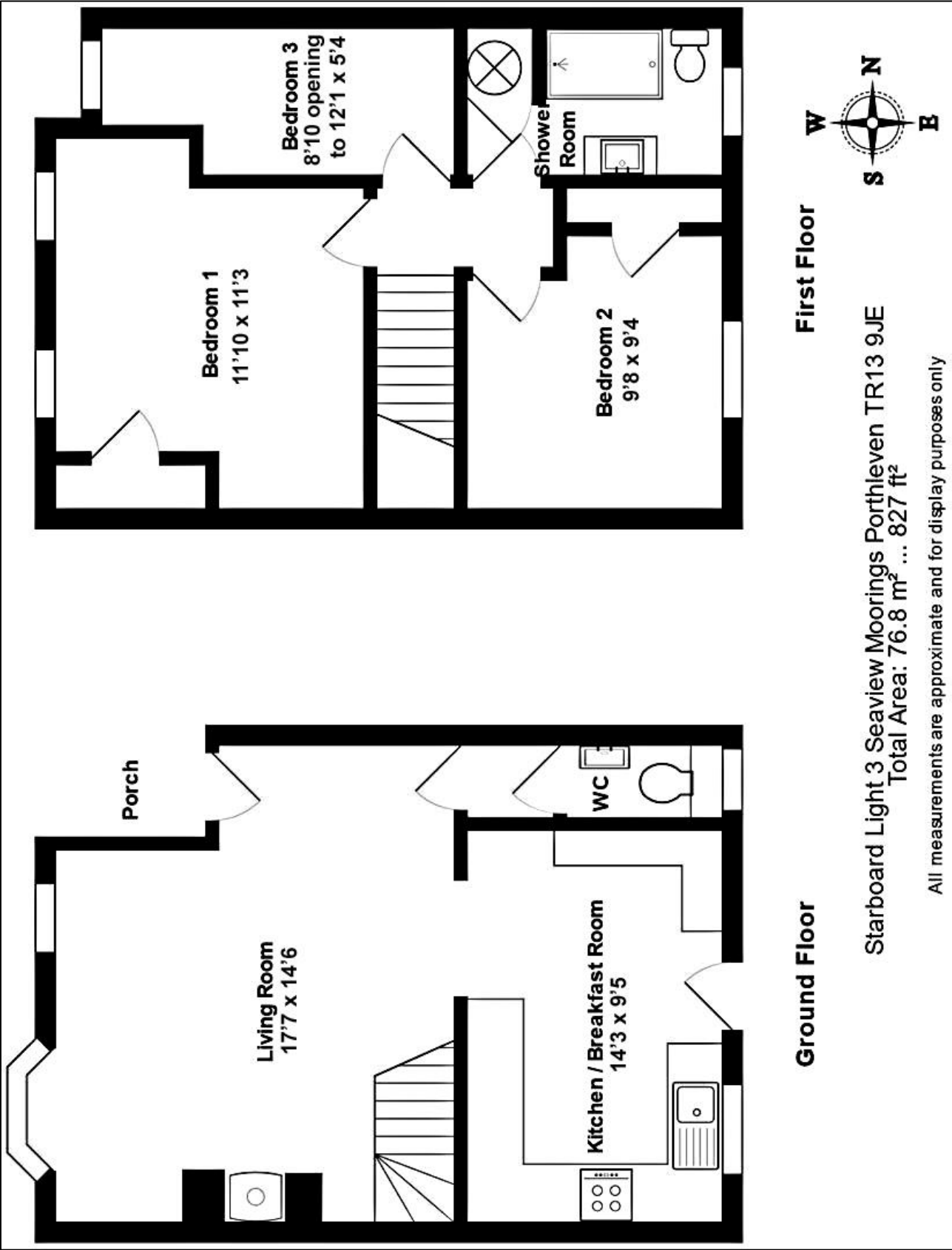
OFFICE OPENING HOURS Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**

THE PROPERTY OMBUDSMAN

Approved Redress Scheme



Not to scale – for identification purposes only.



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