

CHRISTOPHERS

ESTATE AGENTS



An opportunity to purchase a beautifully presented, two/three bedroom end of terrace property with stunning sea views in the sought after Cornish fishing village of Porthleven.



Situated in the well regarded area of Cliff Road in this sought after Cornish fishing village is this two/three bedroom, beautifully presented residence. The property, which benefits from electric boiler central heating provided through feature cast iron radiators and majority double glazing, enjoys stunning sea views across Mounts Bay and towards the Lizard Peninsula. A real highlight of the characterful residence is the fabulous loft room which takes full advantage of the far reaching sea and coastal views with gable end windows and a dormer window on the seaward side.

The property is currently run as a successful holiday let - <https://www.cornishhorizons.co.uk/south-coast-cottages/porthleven/fairvi-fair-view>

In brief, the accommodation comprises a lounge/diner and completing the ground floor, a kitchen. On the first floor is a bathroom, two bedrooms whilst to the second floor is a sitting room/bedroom three.

Porthleven is a thriving seaside Cornish fishing village with its large harbour providing a focal point. Around this cluster many pubs, award winning restaurants and other businesses. The village provides amenities to cater for everyday needs as well as a primary school, whilst the more comprehensive amenities of Helston are a few miles distant and these include national stores, cinema and sports centre with indoor swimming pool.

Situated between Helston and Porthleven is the beautiful Penrose Estate which is managed by The National Trust and where one may delight in the many walks and trails through the Cornish countryside around Loe Pool which is Cornwall's largest natural fresh water lake. Porthleven has a prize winning Brass Band which, on many a summer's Sunday evening, can be heard echoing around the village, creating atmosphere and ambience for both residents and visitors.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

STEPS UP AND DOOR TO

LOUNGE/DINER 6.78M NARROWING TO 6.48M X 4.34M (22'3" NARROWING TO 21'3" X 14'3")

A dual aspect room with outlook to the front between other properties out to sea and a door to the rear courtyard. There is a feature fireplace housing a Dik Geurts wood burner on a stone hearth with feature wood mantel over, stairs to the first floor with two under stairs cupboards as well as a window seat with storage beneath the front window. Door to

KITCHEN 3.51M NARROWING TO 3.20M X 2.74M (11'6" NARROWING TO 10'6" X 9')

An attractive kitchen with wooden working top surfaces incorporating a Belfast style sink with flexible hose style mixer tap, cupboards and drawers under and wall cupboard and shelving over. There is a built in Neff dishwasher, space for a washing machine, fridge, freezer and a range style stove. There is a tiled floor, spotlighting, partially tiled walls, door and window to the rear courtyard.

STAIRS AND HALF LANDING

With stairs to the upper landing and stairs with door to

BATHROOM

Comprising a large walk in shower with rain shower head, free standing bath with mixer tap over, free standing wash basin with mixer tap and cupboards under and a close coupled w.c.. There is a towel rail, tiled floor, partially tiled walls, vaulted ceiling with exposed beams and skylight. There is a built in cupboard and an outlook to the side over other properties and out to sea.

UPPER LANDING

With doors to both bedrooms, under stairs cupboard, stairs to the second floor.

BEDROOM ONE 4.34M X 3.05M (14'3" X 10')

Outlook to the front over other properties and out to sea.

BEDROOM TWO 3.66M NARROWING TO 3.12M X 2.21M (12' NARROWING TO 10'3" X 7'3")

With outlook to the rear and having a built in wardrobe.

SECOND FLOOR

HOBBIES ROOM/BEDROOM THREE 5.49M X 4.57M (18' X 15')

A fabulous room with panoramic sea and coastal views encompassing the majority of the Mounts Bay and towards the iconic Bickford Smith Institute clock tower and pier. There are exposed beams, vaulted ceiling, built in shelving and gable end window as well as large dormer window to take full advantage of the fine outlook and a cupboard housing the electric heating system.

OUTSIDE

To the front of the property is a small raised terrace whilst to the rear of the residence is a pleasant courtyard which is hard landscaped for ease of maintenance.

AGENTS NOTE

We are advised that the neighbour has a pedestrian right of way through the rear courtyard.

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.

SERVICES

Mains electricity, water and drainage.

VIEWING

To view this property or any other property we are offering for sale, simply call the number on the reverse of these details.

DIRECTIONS

From our Porthleven office proceed along the harbour and follow the road up passed the clock tower and along the road with the beach to your right. As the road forks bear left and the property will be found on your left hand side.

COUNCIL TAX BAND

Business rates

ANTI MONEY LAUNDERING REGULATIONS - PURCHASERS

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

PROOF OF FUNDS - 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.

DATE DETAILS PREPARED

9th March 2023

FAIR VIEW CLIFF ROAD, PORTHLEVEN, CORNWALL, TR13 9EZ PRICE GUIDE £610,000

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) G		
Not energy efficient - higher running costs			
			81
		33	
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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