



Fair View Cliff Road, Porthleven, TR13 9EZ

£450,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

Fair View Cliff Road

- TWO/THREE BEDROOMS
- END OF TERRACE
- STUNNING SEA VIEWS
- COURTYARD
- SUCCESSFUL HOLIDAY LET
- COUNCIL TAX BAND – BUSINESS RATES
- FREEHOLD
- EPC F33

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>. This also allows the benefit of being business rate exempt

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 22'3" narrowing to 21'3" x 14'3" (6.78m narrowing to 6.48m x 4.34m)

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 11'6" narrowing to 10'6" x 9' (3.51m narrowing to 3.20m x 2.74m)

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 14'3" x 10' (4.34m x 3.05m)

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

BEDROOM TWO 12' narrowing to 10'3" x 7'3" (3.66m narrowing to 3.12m x 2.21m)

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

SECOND FLOOR

HOBBIES ROOM/BEDROOM THREE 18' x 15' (5.49m x 4.57m)

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. Alternatively this fantastic space can be used as a bedroom.

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

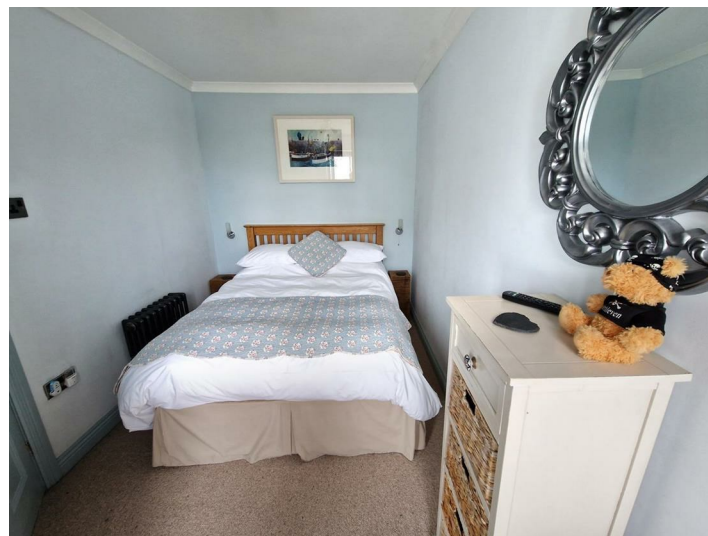
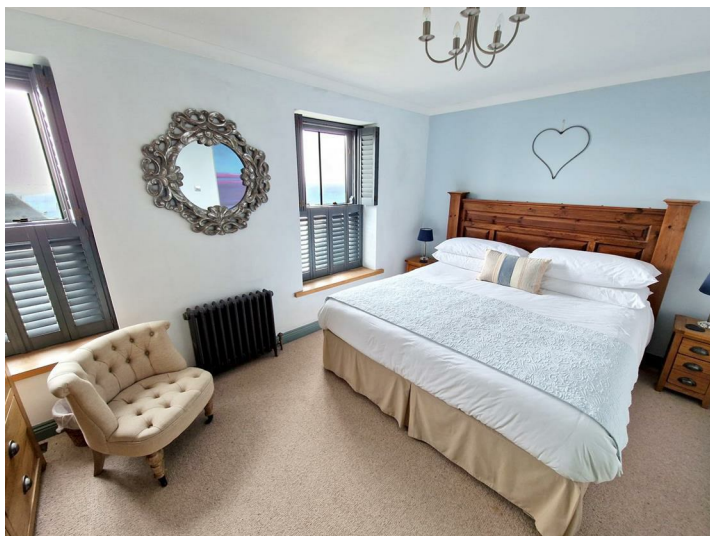
We are required by law to ask all purchasers for verified ID prior to instructing a sale.

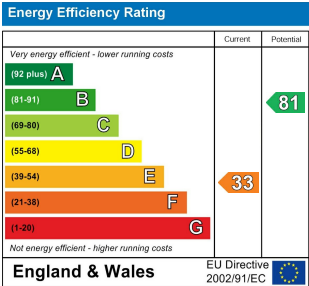
PROOF OF FUNDS - PURCHASERS

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





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.



Christophers Estate Agents

5 Wendron Street, Helston, TR13 8PT

01326 565566 | property@christophers.uk.com | christophers.uk.com

CHRISTOPHERS
ESTATE AGENTS