

CHRISTOPHERS

ESTATE AGENTS



An opportunity to purchase an end of terrace, one bedroom character cottage in the heart of the sought after Cornish fishing village of Porthleven.



Situated in the heart of this increasingly popular Cornish fishing village is this one bedroom, character cottage. The residence, which we are advised for holiday use only, benefits from double glazing and is situated just moments from the harbour.

In brief, the accommodation comprises, on the ground floor, an open plan lounge/kitchen/diner, whilst on the first floor is a shower room and a bedroom.

Porthleven is a thriving seaside Cornish fishing village with its large harbour providing a focal point. Around this cluster many pubs, restaurants and 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.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

Door and step down to

LOUNGE/KITCHEN/DINER 15'6" X 9"

An open plan room with outlook to the front and having spotlighting.

KITCHEN AREA

Comprising tiled working top surfaces incorporating a sink unit with drainer and mixer over, cupboards and drawers under and wall cupboards over. There is a built-in hob with hood over, oven and space for a washing machine and a fridge.

STAIRS & LANDING

With opening to the bedroom and door to

SHOWER ROOM

Comprising a shower cubicle, washbasin with mixer tap over and cupboards over and a close coupled W.C. There is spotlighting, towel rail, airing cupboard and a frosted window to the front.

BEDROOM 2.90M X 2.21M (9'6" X 7'3")

A dual aspect room with outlook to the side and frosted window to the front. The room has spotlighting.

AGENTS NOTE ONE

The property should be used as holiday accommodation only. Full details available on Cornwall planning website, reference: PA19/01905

AGENTS NOTE TWO

We are advised by the vendor there is use of a shared 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.

DIRECTIONS

From our Porthleven office, proceed up Fore Street and take the second turning on your right hand side into The Gue. The property will be found approximately half way along on your right hand side.

VIEWING

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

ANTI MONEY LAUNDERING REGULATIONS

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

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.

DATE DETAILS PREPARED

28th July 2023

14A THE GUE, PORTHLEVEN, TR13 9DN

PRICE GUIDE £180,000

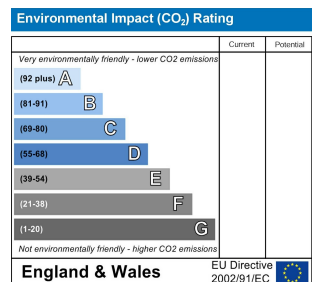
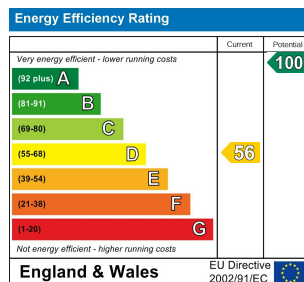
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