

CHRISTOPHERS

ESTATE AGENTS



An opportunity to purchase a three bedroom, semi-detached cottage of immense charm and character situated in the heart of the fishing village of Porthleven.



Situated in the heart of this popular Cornish fishing village is this semi-detached cottage of immense charm and character. The residence, which benefits from oil fired central heating and double glazing is beautifully presented and well proportioned. A real feature of the property is the parking space to the side which with parking being at a premium at times in the village will win favour with many prospective purchasers.

In brief, the accommodation comprises of a utility room, lounge, hall, kitchen/diner and completing the ground floor a shower room. On the first floor is a further shower room, three bedrooms and a store.

Porthleven is a vibrant, picturesque fishing village and is mainland Britain's most southerly port. The village is renowned for its many highly regarded restaurants, long beach, surfing, rugged coastline and clifftop walks. Community groups are thriving within the village with sports clubs and a prize winning brass band which can be heard echoing around the harbour on many a summer's Sunday evening. Local amenities include shops, Public Houses, galleries, supermarket, doctors' surgery and a well regarded primary school.

THE ACCOMMODATION COMPRISES (MEASUREMENTS APPROX)

DOOR TO

HALL

With tiled floor, beamed ceiling, stairs to the first floor, door to the lounge, step up and door to the shower room and double doors to

KITCHEN/DINER 6.10M X 3.12M NARROWING TO 2.97M (20' X 10'3" NARROWING TO 9'9")

An open plan kitchen/diner with outlook to the front, having a tiled floor, beamed ceiling, wall lighting, window seat and steps up to

KITCHEN AREA

Comprising attractive working top surfaces incorporating a Belfast sink with mixer tap over, cupboards and drawers under and wall cupboards over. There is a tiled floor, partially tiled walls, spotlighting, built in dishwasher, built in fridge, space for a cooker with built in hood over and skylights.

LOUNGE 4.95M X 3.28M (16'3" X 10'9")

A characterful lounge with beamed ceiling, outlook with window seat to the front and having a feature fireplace with stone hearth, wood mantel over housing a wood burner. There is wall lighting, under stairs cupboard and steps up to

UTILITY 4.65M X 1.75M (AVERAGE MEASUREMENTS) (15'3" X 5'9" (AVERAGE MEASUREMENTS))

A galley style utility room housing the boiler and having working top surfaces incorporating a one and a half bowl sink unit with mixer tap over, cupboards and drawers under and space for a washing machine and tumble dryer. There is a beamed ceiling, tiled floor, partially tiled walls, step up and door to the outside.

SHOWER ROOM

A recently fitted attractive modern suite comprising a large walk in shower cubicle, wash basin with waterfall style mixer tap, surround and cupboards under and a close coupled w.c. with concealed cistern. There are tiled walls, towel rail, skylight and spotlighting.

STAIRS AND LANDING

With beamed ceiling, skylight and spotlighting. There are doors to all bedrooms, store and door to

SHOWER ROOM

A recently fitted modern attractive shower room comprising a shower cubicle, w.c. with concealed cistern and a wash basin with waterfall style mixer tap over and a cupboard under. There are tiled walls, frosted window to the side, spotlighting and a beamed ceiling.

BEDROOM ONE 3.43M X 2.51M (11'3" X 8'3")

With beamed ceiling, spotlighting and an outlook to the front.

BEDROOM TWO 3.43M X 2.44M (11'3" X 8')

Outlook to the front and having a beamed ceiling.

BEDROOM THREE 2.44M X 1.68M (8' X 5'6")

With beamed ceiling and outlook to the front.

STORE 2.74M X 1.75M MAXIMUM MEASUREMENTS (9' X 5'9" MAXIMUM MEASUREMENTS)

A useful space with skylight and limited head room.

OUTSIDE

To the side of the residence is a parking space.

SERVICES

Mains water, drainage and electricity.

VIEWING

DIRECTIONS

From our Porthleven office proceed down Fore Street and past the Harbour Inn on your left hand side. Take the next turning left up Salt Cellar Hill and the property will be found a little way along on the right hand side.

COUNCIL TAX BAND

Council Tax Band D.

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.

ANTI MONEY LAUNDERING REGULATIONS - PURCHASER

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

PROOF OF FUNDS - PURCHASERS

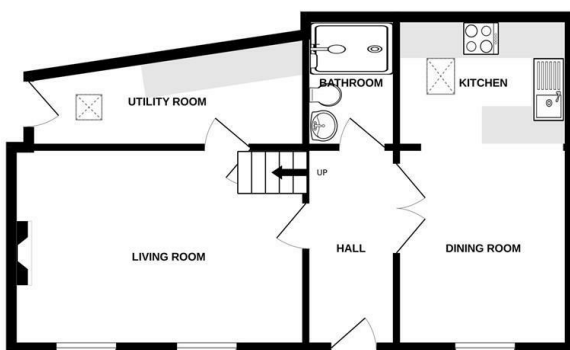
Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

DATE DETAILS PREPARED

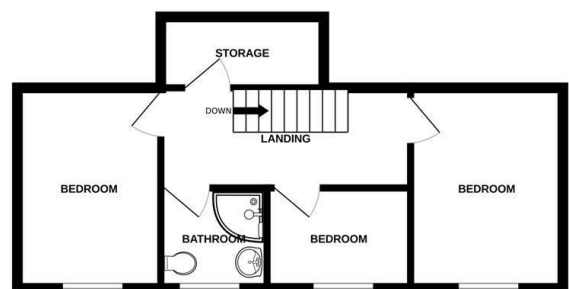
25th July 2023

TRETHAN COTTAGE SALT CELLAR HILL, PORTHLEVEN, CORNWALL, TR13 9DP PRICE GUIDE £450,000

GROUND FLOOR
521 sq.ft. (48.4 sq.m.) approx.



1ST FLOOR
369 sq.ft. (34.2 sq.m.) approx.



TOTAL FLOOR AREA : 889 sq.ft. (82.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

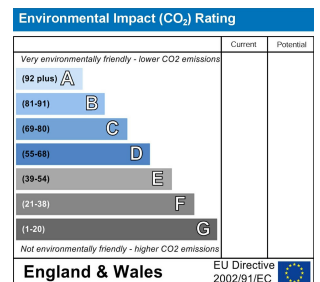
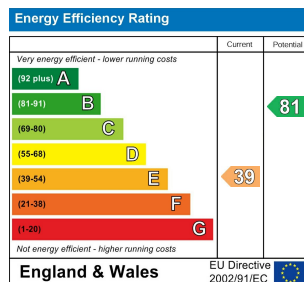
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