

CHRISTOPHERS

ESTATE AGENTS



An opportunity to purchase a detached, two bedroom house in the sought after Cornish fishing village of Porthleven.



Situated in the well regarded residential area of The Gue, in the heart of the Cornish fishing village of Porthleven is this two bedroom, detached house. The residence, which benefits from double glazing, has night storage heating and an attractive fireplace acts as a focal point for the room.

In brief, the accommodation comprises a hall, bathroom and completing the ground floor an open plan lounge/kitchen/diner/ On the first floor are two bedrooms.

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 facilities 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

HALL

With tiled floor, door to the lounge/kitchen/diner and door to

BATHROOM

Comprising bath with shower over, close coupled w.c. and a pedestal wash hand basin. There is a tiled floor, part tiled walls, towel rail and an obscured window.

LOUNGE/KITCHEN/DINER 5.33M X 3.51M AVERAGE MEASUREMENTS (17'6" X 11'6" AVERAGE MEASUREMENTS)

With outlook and door to the outside. An open plan room with beamed ceiling and having a feature fireplace with tiled hearth, surround and mantel over housing an open fire (not known if in working order). To the side of the fireplace is alcove shelving.

KITCHEN AREA

Comprising working top surfaces incorporating a sink unit with drainer and mixer tap over, cupboards and drawers under and wall cupboards over. Built in appliances include an oven with hob over.

STAIRS AND LANDING

With outlook to The Gue side of the property and doors to

BEDROOM ONE 4.04M X 3.20M (13'3" X 10'6")

With outlook to the front, having a built in cupboard housing a water tank with immersion heater.

BEDROOM TWO 2.82M X 2.29M (9'3" X 7'6")

With outlook to the front and having a built in cupboard. There is access to the loft.

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 up Fore Street and take the second turning on your right hand side into The Gue. The property will be found after a short distance on your right hand side and accessed via a gate to a shared courtyard with other properties.

AGENTS NOTE

We are advised that the courtyard next to the property is shared with neighbouring properties.

COUNCIL TAX BAND

Band C

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

17th January 2024

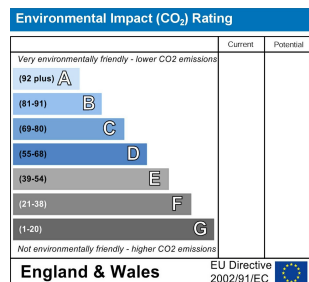
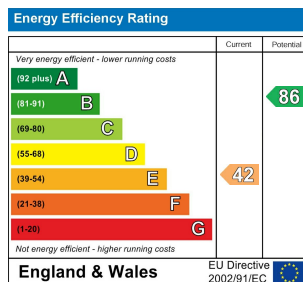
ROCK COTTAGE THE GUE, PORTHLEVEN, TR13 9DN PRICE GUIDE £175,000

IMPORTANT AGENTS NOTES: Christophers Estate Agents for themselves and the vendors or lessors of this property confirm that these particulars are set out as a general guide only and do not form part of any offer or contract. Fixtures, fittings, appliances and services have not been tested by ourselves and no person in the employment of Christophers Estate Agents has any authority to give or make representation or warranty whatsoever in relation to the property. All descriptions, dimensions distances and orientation are approximate; they are not suitable for purposes that require precise measurement. Nothing in these particulars shall be taken as implying that any necessary building regulations, planning or other consents have been obtained. The photographs show only certain parts and aspects of the property which may have changed since they were taken. It should not be assumed that the property remains exactly the same. Intending purchasers should satisfy themselves by personal inspection or otherwise to the correctness of each of the statements, which are given in good faith but not to be relied upon as statements of fact. If double glazing is mentioned in these details purchasers must satisfy themselves as to the amount of double glazed units in the property.



OFFICES AT
Helston 5 Wendron Street, Helston TR13 8PT
 E: property@christophers.uk.com - T: 01326 565566

Porthleven Fore Street, Porthleven TR13 9HJ
 E: porthleven@christophers.uk.com - T: 01326 573737



Web: www.christophers.uk.com
 Email: property@christophers.uk.com