

CHRISTOPHERS

ESTATE AGENTS



An opportunity to purchase a three bedroom, end of terrace former Coastguard cottage of immense charm and character in the Cornish fishing village of Porthleven.



Situated at the end of an iconic terrace of former Coastguard cottages in the sought after Cornish fishing village of Porthleven is this three bedroom, end of terrace cottage of immense charm and character. The residence, which enjoys stunning views over the village, harbour and out to sea, has just undergone extensive renovation by the current owners and now offers a well proportioned, stylish property with many refinements of modern living.

In brief, the accommodation comprises an entrance porch, hall, open plan lounge/kitchen/diner, bedroom three and completing the ground floor a w.c.. On the first floor are two bedrooms, both benefiting from en suites. To the outside and to the rear of the property is a good size, terraced garden which is hard landscaped for ease of maintenance. A pleasant decking area provides an ideal location for Al Fresco dining and entertaining whilst enjoying the glimpses down into the inner harbour. The rear garden also has an outbuilding.

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

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

Step up and door to

STEPS UP AND DOOR TO

ENTRANCE PORCH

With window to the side and an opening to

HALL

With doors to the w.c., understairs cupboard, bedroom three, stairs to the first floor and door to

LOUNGE/KITCHEN/DINER 6.63M X 3.35M (21'9" X 11')

A fabulous open plan room enjoying far reaching views across the harbour, towards open countryside and out to sea. The kitchen area comprises of working top surfaces incorporating a Belfast style sink with mixer tap, cupboards and drawers under and wall cupboards over. An array of built in appliances include an oven, induction hob with hood over, washing machine, dishwasher and a fridge/freezer.

W.C.

Comprising close coupled w.c., wash hand basin with mixer tap over and cupboard under. There is a towel rail and window to the rear.

BEDROOM THREE 2.44M X 2.36M MAXIMUM MEASUREMENTS (8' X 7'9" MAXIMUM MEASUREMENTS)

Outlook to the rear.

STAIRS AND LANDING

With window to the rear aspect, access to the loft and doors to both remaining bedrooms.

BEDROOM ONE 3.81M NARROWING TO 3.28M X 3.51M (12'6" NARROWING TO 10'9" X 11'6")

Enjoying views across the village, towards open countryside and out to sea. Door to

EN SUITE

Comprising a large walk in shower cubicle with both rain and flexible shower heads, close coupled w.c. and wash basin with mixer tap and drawer under. There is a tiled floor, partially tiled walls, spotlighting, heated towel rail, touch sensitive bathroom mirror and window to the rear.

BEDROOM TWO 3.51M X 3.20M (11'6" X 10'6")

Enjoying the stunning outlook across the village and out to sea. Door to

EN SUITE

An en suite comprising a shower cubicle with both rain and flexible shower heads, close coupled w.c. with concealed cistern and a wall mounted wash basin with mixer tap. There is a tiled floor, partially tiled walls, heated towel rail, obscured window to the rear, spotlighting and a built in cupboard with water tank and immersion heater.

OUTSIDE

To the outside and at the rear of the property is a terraced garden which is hard landscaped for ease of maintenance. A highlight of the garden area is the pleasant decking which would seem ideal for Al Fresco dining and entertaining. Located in the rear garden is also an outbuilding.

AGENTS NOTE ONE

We are advised that the area to the front of the property is owned and maintained by neighbouring properties.

AGENTS NOTE TWO

We are advised that there is a pedestrian right of way to access the property via a path which runs to the front, side and rear of this residence.

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 water, drainage and electricity.

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 head towards the harbour and proceed along Commercial Road passing The Harbour Hotel on your left hand side. Take the first turning on your left onto Salt Cellar Hill. At the top of the hill turn right onto Peverell Terrace and follow the terrace up the hill. The coastguard building will be found after a short distance on your left hand side.

COUNCIL TAX BAND

Council Tax Band B

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

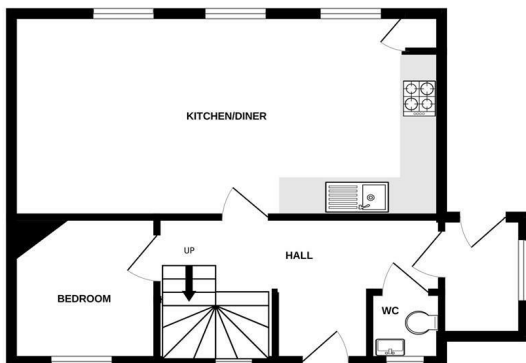
Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

DATE DETAILS PREPARED

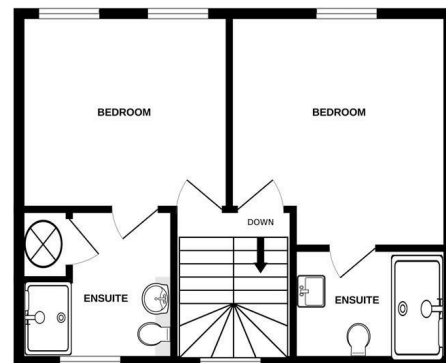
6th March 2024

1 COASTGUARD COTTAGES, PEVERELL TERRACE, PORTHLEVEN, CORNWALL, TR13 PRICE GUIDE £725,000

GROUND FLOOR
470 sq.ft. (43.7 sq.m.) approx.



1ST FLOOR
444 sq.ft. (41.3 sq.m.) approx.

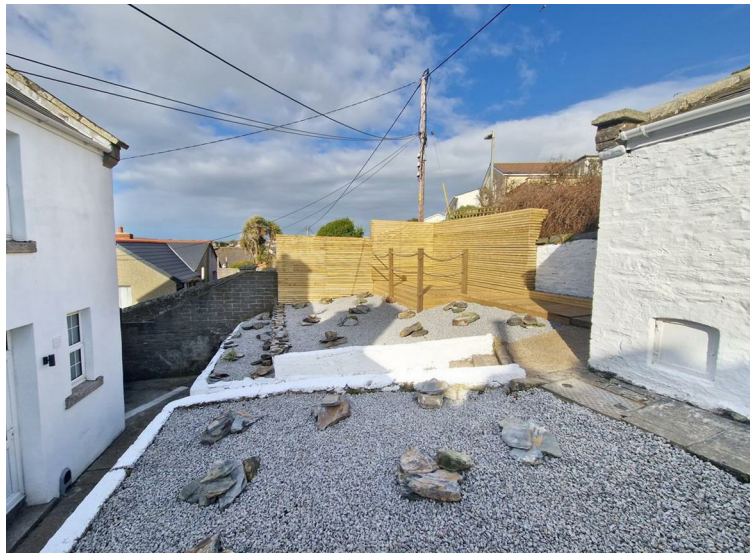


TOTAL FLOOR AREA : 915 sq.ft. (85.0 sq.m.) approx.

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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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.



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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			
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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