

# CHRISTOPHERS

ESTATE AGENTS



An opportunity to purchase a detached, four bedroom house of immense charm and character in the sought after Cornish fishing village of Porthleven.





Located in the well regarded Harbour View area of this increasingly popular Cornish fishing village is this four bedroom, detached character house. The residence, which is just moments from the harbour, enjoys views over the village and the bustling harbour itself. The property provides well proportioned accommodation with many character features from its local stone facade, beamed ceilings and feature fireplaces.

In brief, the accommodation comprises a hall, lounge, sitting room, dining room, kitchen and completing the ground floor a shower room. On the first floor there is a bathroom and four bedrooms.

Porthleven is a vibrant, picturesque fishing village and 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, restaurants, Public Houses, galleries, supermarket, doctors' surgery and a well regarded primary school.

#### THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

##### DOOR WITH STAINED GLASS TO

##### HALL

With decorative tiled floor, stairs to the first floor, door to the kitchen, sitting room and door to

##### LOUNGE 3.73M X 3.12M (12'3" X 10'3")

Having a bay window to the front with window seat and a feature fireplace with tiled hearth, brick surround and wood mantel over housing an open fire. The room has a picture rail.

##### SITTING ROOM 3.66M X 3.58M NARROWING TO 3.28M (12' X 11'9" NARROWING TO 10'9")

Outlook to the front and into the inner harbour and having a bay window with seat. There is a picture rail and a fireplace with alcove shelving either side, stone surround, wood mantel over and housing an open fire.

##### DINING ROOM 4.42M X 2.29M (14'6" X 7'6")

Window to the side and access to an under stairs cupboard. The room has a beamed ceiling and opening to

##### KITCHEN 8.46M X 1.91M (AVERAGE MEASUREMENTS) (27'9" X 6'3" (AVERAGE MEASUREMENTS))

A galley style kitchen comprising working top surfaces incorporating a one and a half bowl sink unit with mixer tap over, cupboards and drawers under and wall cupboards over. Built in appliances include a dishwasher, fridge and a freezer. There is space for a stove style oven with built in hood over, skylights and the room has a tiled floor and partially tiled walls. There is a built in cupboard housing the hot water tank with immersion heater.

##### SHOWER ROOM

With stable style door to the kitchen and dining room. Comprising shower, pedestal wash basin and a low level w.c.. There is a towel rail and obscured window to the side.

##### STAIRS AND HALF LANDING

With window to the rear, step up and door to bedroom three, step up and door to the shower room and steps up to the upper landing.

##### BATHROOM

Comprising bath, shower cubicle, close coupled w.c. and a pedestal wash basin. There is an obscured window to the side.

##### BEDROOM THREE 3.58M X 2.29M (11'9" X 7'6")

With outlook to the rear and a feature fireplace (not in working order) with wood mantel over.

##### UPPER LANDING

With access to the loft and doors to all remaining bedrooms.

##### BEDROOM ONE 3.73M X 2.90M (12'3" X 9'6")

With outlook to the front enjoying views over the village and the inner harbour.

##### BEDROOM TWO 3.66M X 3.05M (12' X 10')

With outlook to the front, again enjoying views over the village and inner harbour. There is a feature fireplace with wood mantel over (not in working order).

##### BEDROOM FOUR 2.44M X 2.06M (8' X 6'9")

With outlook over the harbour and village.

##### SERVICES

Mains electricity, water and drainage.

#### AGENTS NOTE ONE

We are advised that the boundary to the rear of the property will need to be rectified by the vendor with solicitors as part of the sales process.

#### AGENTS NOTE TWO

We are advised that the current vendor rents a fabulous garden area opposite the property which would seem ideal for sitting out and enjoying the fine views of the village.

#### 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 along the harbour head with the Kota Kai restaurant on your right hand side. As the road bears to the right take the second left hand turning onto Harbour View and the property will be found after a short distance on your right hand side.

#### COUNCIL TAX BAND

Band D

#### MOBILE AND BROADBAND COVERAGE

To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>

#### 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

24th April 2024

# WILFRED VILLA HARBOUR VIEW, PORTHLEVEN, TR13 9JN PRICE GUIDE £599,950

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](mailto:property@christophers.uk.com) - T: 01326 565566

**Porthleven** Fore Street, Porthleven TR13 9HJ  
 E: [porthleven@christophers.uk.com](mailto:porthleven@christophers.uk.com) - T: 01326 573737

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			
			79
			15
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Web: [www.christophers.uk.com](http://www.christophers.uk.com)  
 Email: [property@christophers.uk.com](mailto:property@christophers.uk.com)