



Wilfred Villa Harbour View, Porthleven, TR13 9JN

£475,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

Wilfred Villa Harbour View

- FOUR BEDROOMS
- DETACHED CHARACTER HOUSE
- JUST MOMENTS FROM THE HARBOUR
- FEATURE FIREPLACES
- INNER HARBOUR VIEWS
- FREEHOLD
- COUNCIL TAX BAND D
- EPC G15

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 12'3" x 10'3" (3.73m x 3.12m)

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 12' x 11'9" narrowing to 10'9" (3.66m x 3.58m narrowing to 3.28m)

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 14'6" x 7'6" (4.42m x 2.29m)

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

KITCHEN 27'9" x 6'3" (average measurements) (8.46m x 1.91m (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 11'9" x 7'6" (3.58m x 2.29m)

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 12'3" x 9'6" (3.73m x 2.90m)

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

BEDROOM TWO 12' x 10' (3.66m x 3.05m)

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 8' x 6'9" (2.44m x 2.06m)

With outlook over the harbour and village.

SERVICES

Mains electricity, water and drainage.





AGENTS NOTE

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.

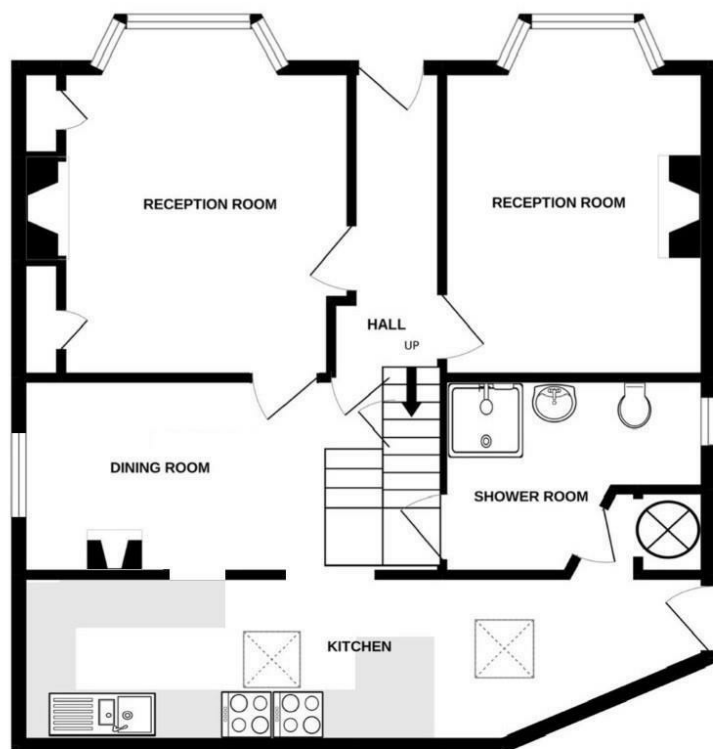
PROOF OF FUNDS - PURCHASERS

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





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		15
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.



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