

# CHRISTOPHERS

ESTATE AGENTS



An opportunity to purchase a two bedroom character cottage with a one bedroom net loft just off the centre of the popular fishing village of Porthleven.





Fronting onto a traffic free location just a short stroll of the harbour with all of its amenities is this charming character cottage. It also has a one bedroom converted net loft at the rear which would seem ideal for extra visitor accommodation or indeed for those wishing to create an income stream (subject to necessary consents).

The accommodation in brief provides a conservatory to the front, lounge with wood burner, dining area, fitted kitchen and to the first floor there are two bedrooms and a shower room. To the outside and to the front there is a nicely enclosed garden whilst to the rear there is a courtyard and the converted net loft has an open plan living area to the first floor and on the ground floor there is a utility area/kitchen and shower room.

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)

##### GLAZED DOOR TO

##### CONSERVATORY 4.83M X 2.63M (15'10" X 8'7")

A dual aspect room with part exposed stone wall and windows and door out onto the front garden. With opening to

##### LOUNGE 4.55M X 3.61M (14'11" X 11'10")

With beamed ceilings and wood burner set on a polished stone hearth with granite lintel over, two feature cupboards, glazed panel door back to the conservatory and opening to

##### DINING ROOM 3.4M X 3M (11'1" X 9'10")

With four built in feature cupboards, further under storage cupboard and part stone feature walls. Opening to

##### KITCHEN 3.37M X 1.99M (11'0" X 6'6")

Comprising fitted kitchen with worktops that incorporate a stainless steel sink drainer, gas hob with hood over, mixture of base and drawer units under with wall cupboards over. There is space for a washing machine, hatch back to the dining area, tiling to the floor and half glazed door leading out onto the rear courtyard.

From the lounge there is a door that leads back to an inner hallway with under stairs storage cupboard and a turning staircase rises to the first floor landing.

##### BEDROOM ONE 3.63M X 2.74M (11'10" X 8'11")

Window to the front aspect and feature fireplace (not working).

##### BEDROOM TWO 3.39M X 2.97M (11'1" X 9'8")

With built in wardrobe and glazed door leads to a balcony seating area.

##### SHOWER ROOM

With tiled walk in shower with electric shower over and glazed door, pedestal wash hand basin, close coupled w.c., part tiling to the walls, obscured window to the front aspect, wood panelling to the ceiling and extractor.

##### NET LOFT

This converted net loft on the ground floor has a utility area and shower room whilst to the first floor there is a nice open plan living area.

##### OUTSIDE

To the front of the property and being a real feature is this lovely enclosed garden with a number of beds housing mature plants and shrubs. There is a gate that leads out onto the walkway to the front and leading to the village. To the rear is a courtyard with useful shed.

##### AGENT NOTE

The property is subject to probate being granted

##### 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 then take the second right turn into The Gue. After a short distance you will see a mural on the right hand side which is the back door of number 8.

## COUNCIL TAX BAND

Band B

## 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.

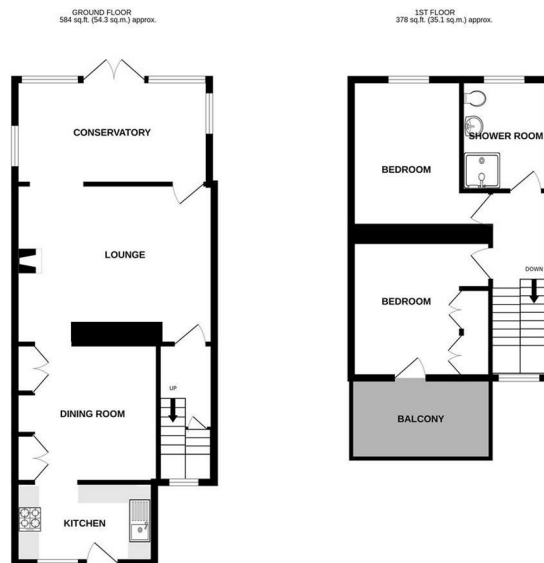
## PROOF OF FUNDS - PURCHASERS

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

17th April 2024

# 8 CHAPEL TERRACE, PORTHLEVEN, TR13 9DT PRICE GUIDE £350,000

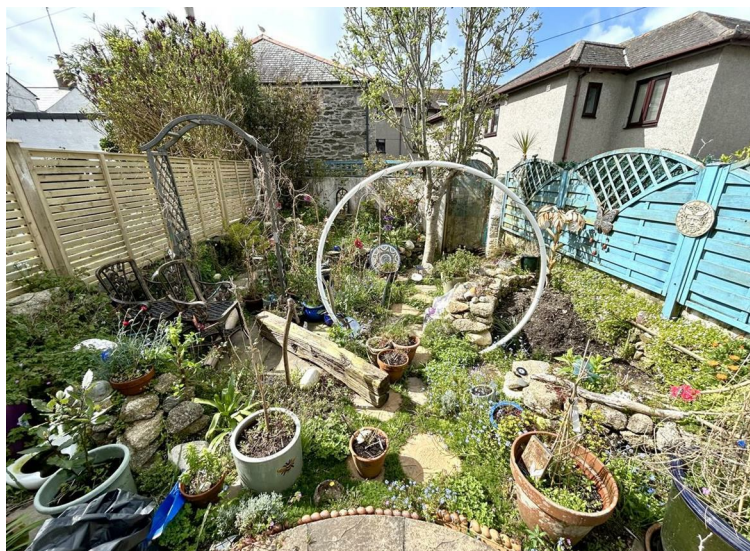


TOTAL FLOOR AREA: 962 sq.ft. (89.4 sq.m.) approx.  
We warrant that the information contained in this Particulars is true and correct to the best of our knowledge and belief at the time of preparation of this Particulars. We do not warrant that the information contained in this Particulars is true and correct to the best of our knowledge and belief at the time of preparation of this Particulars. We do not warrant that the information contained in this Particulars is true and correct to the best of our knowledge and belief at the time of preparation of this Particulars.



**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) <b>A</b>			81
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		58	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
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) <b>A</b>			81
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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