

# CHRISTOPHERS

ESTATE AGENTS



An opportunity to purchase an attached, four bedroom, period house of immense charm and character located in the heart of the Cornish fishing village of Porthleven.



Situated in the heart of this popular Cornish fishing village and in the well regarded residential area of Unity Road, is this four bedroom, character period house. This well proportioned, extended property benefits from oil fired central heating and double glazing. The property boasts three reception rooms, with a real highlight being the vaulted ceiling in the extension at the rear which is currently used as a games room. There are gardens to the front and rear with the latter being of a particularly good size and laid to lawn. The rear garden also provides a terraced area which would seem ideal for al fresco dining and entertaining.

In brief, the accommodation comprises a lounge, dining room, shower room, kitchen and, completing the ground floor, a games room. On the first floor 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 to -

#### LOUNGE 4.11M X 4.11M MAX MEASUREMENTS (13'6" X 13'6" MAX MEASUREMENTS )

With a feature fireplace which acts as a focal point for the room with tiled hearth . We are advised that the fireplace is not in working order. Stairs ascend to the first floor. Outlook to the front, door to the kitchen and double doors to -

#### DINING ROOM 4.27M X 2.90M (14' X 9'6")

With outlook to the front.

#### KITCHEN 4.65M X 4.42M (15'3" X 14'6")

An attractive kitchen comprising working top surfaces incorporating a one and a half bowl sink unit with flexible hose style mixer tap over. Built-in appliances include a double oven, hob with hood over, wine fridge, dishwasher and there is space for an American style fridge/freezer and washing machine. An island with breakfast bar acts as a focal point for the room. The room is dual aspect, stairs ascend to the first floor with cupboards under, one of which houses the boiler and steps down to -

#### REAR HALL

With door to the outside, steps down to the games room and sliding door to -

#### SHOWER ROOM

Comprising shower cubicle, W.C. and a pedestal washbasin with mixer tap over. The room has partially tiled walls and a skylight.

#### GAMES ROOM 3.58M X 3.20M (11'9" X 10'6")

A dual aspect room with french doors opening on to the rear garden and a vaulted ceiling with skylight.

#### STAIRS & LANDING

Stairs with half landing ascend to the first floor. There is access to the loft and doors to three bedrooms.

#### BEDROOM ONE 4.27M X 2.82M NARROWING TO 2.29M (14' X 9'3" NARROWING TO 7'6" )

With outlook to the front, built-in wardrobes and door to the rear landing.

#### BEDROOM TWO 4.11M X 2.51M (13'6" X 8'3")

With outlook to the front and with built-in wardrobes.

#### BEDROOM FOUR 1.91M X 1.83M (6'3" X 6' )

Outlook to the front.

#### REAR LANDING

With door to the bathroom, stairs descend to the ground floor and door to -

#### BEDROOM THREE 4.50M X 2.36M (14'9" X 7'9" )

With outlook to the rear, over the village, and towards open countryside.

#### BATHROOM

A suite comprising a rolltop bath, pedestal washbasin, close coupled W.C., shower cubicle. There is a frosted window to the rear and access to the loft. The room has an airing cupboard.

#### OUTSIDE

To the front of the property is a wall enclosed garden, whilst to the rear is a good sized garden which is mainly laid to lawn. The rear garden also has a pleasant terraced area which would seem ideal for al fresco dining and entertaining.

#### AGENTS NOTE

We are advised that there is a right of way in favour of the owners of Windward House to have pedestrian access down the old Butcher's driveway and through part of their property to access the rear garden of Windward House.

## SERVICES

Mains electricity, water and drainage.

## DIRECTIONS

From our Porthleven office in Fore Street, proceed up the hill and bear round to the right. Take the right hand turning into Thomas Terrace, head down the hill and up the other side, taking the second turning on your left hand side into Unity Road. The property will be found a short distance on your left hand side.

## VIEWING

To view this property or any other property we are offering for sale, simply call the number on the reverse of these details.

## 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.

## COUNCIL TAX

Council Tax Band C.

## MOBILE AND BROADBAND

To check the broadband coverage for this property please visit -

<https://www.openreach.com/fibre-broadband>

To check the mobile phone coverage please visit -

<https://checker.ofcom.org.uk/>

## ANTI-MONEY LAUNDERING

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

3rd June, 2024.

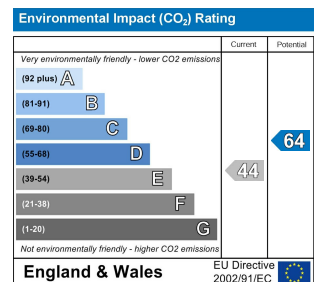
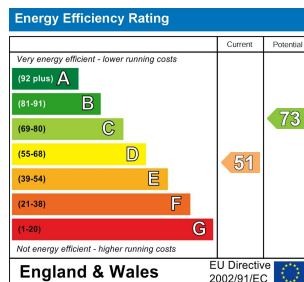
# WINDWARD HOUSE UNITY ROAD, PORTHLEVEN, CORNWALL, TR13 9DA PRICE GUIDE £475,000

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