

# CHRISTOPHERS

ESTATE AGENTS



Enjoying stunning views over Porthleven harbour is this enviably located and stylish two bedroom apartment which comes with the added benefit of an allocated parking space.



Situated in a prime harbourside location with a fabulous outlook across to Porthleven inner harbour and beyond, this apartment is very nicely presented and appointed throughout. Located in the heart of this ever popular Cornish fishing village, the apartment would seem the ideal place in which to relax and observe the 'comings and goings' of this bustling port.

Currently operating as a successful holiday let the apartment could equally suit those seeking a 'lock up and go' coastal bolthole or professionals seeking contemporary apartment living.

With parking sometimes being at a premium in the village, the apartment has the invaluable bonus of an allocated space within a private parking area adjacent to Mackerel Buildings.

A real feature of the residence is the well proportioned open plan living space, encompassing a lounge with lovely harbour views, a dining area and well appointed fitted kitchen. This is complemented by a modern family bathroom and two bedrooms, the master of which has an en suite shower room. Outside to the front there is an allocated parking space whilst to the rear is a small courtyard area. The apartment benefits from underfloor heating and double glazing.

Porthleven is a thriving seaside Cornish fishing village with its large harbour providing a focal point. Around this cluster many pubs, restaurants and businesses. The village provides facilities 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 fresh water lake. Porthleven has a prize winning brass band which, on many a summer's Sunday evening, can be heard echoing around the village, creating atmosphere and ambience for both residents and visitors.

#### THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

An attractive part glazed wooden entrance door opens to

#### LOUNGE / KITCHEN /DINER 7.80M X 5.18M MAX MEASUREMENT (25'7" X 17' MAX MEASUREMENT)

A fabulous open plan room enjoying stunning views across the harbour and village beyond. The room has wood effect flooring, recessed spotlighting and enjoys a dual aspect with twin windows providing direct harbour views to the front whilst a large picture window, to the side, provides further views over the harbour. Opening to

#### KITCHEN AREA

Stylish modern fitted kitchen comprising granite effect working top surfaces, incorporating a one and a half bowl stainless steel sink unit with mixer tap over, cupboards and drawers under and wall cupboards over. An array of built in appliances include an oven with hob and hood over, fridge/freezer, dishwasher and washing machine/dryer. There is attractive under counter lighting, wood effect flooring and a door to the

#### INNER HALLWAY 5.26M IN LENGTH (17'3" IN LENGTH)

Having an airing cupboard, housing a pressurised cylinder, and slatted pine storage shelves, with a further cupboard providing useful storage. There are recessed spotlights and doors off to the family bathroom and both bedrooms.

#### BATHROOM 2.51M X 1.88M (8'3" X 6'2")

Stylishly appointed with Roca sanitary ware comprising a low level w.c with a concealed cistern, a mounted wash hand basin with a mixer tap over and a panelled bath with mixer taps over with a shower attachment, a concertina shower screen and attractive tiling to the walls. There are a useful range of large mirrored bathroom cabinets with a wooden display shelf beneath, a shaving point, an extractor fan, a designer towel rail, recessed spotlighting and tiling to the floor.

#### BEDROOM ONE 3.56M X 2.74M PLUS BUILT-IN WARDROBES (11'8" X 9' PLUS BUILT-IN WARDROBES)

A comfortable double bedroom with useful built-in double wardrobes with a hanging rail and shelf, recessed spotlighting and a glazed door with glazed side window, opening out into the rear courtyard garden. Door to.

#### EN SUITE

Nicely appointed with Roca sanitary ware and comprising a low-level w.c., mounted wash han basin with mixer tap over and a large walk-in shower cubicle with a glazed sliding door, housing a thermostatic shower with attractive 'metro' style tiling. There is a wooden display shelf, shaving point, chrome towel rail, an extractor fan and luxury vinyl flooring.

#### BEDROOM TWO 6.17M NARROWING TO 3.28M X 2.54M (20'3" NARROWING TO 10'9" X 8'4")

An L-shaped room with twin windows to the side aspect and a useful built-in wardrobe with hanging rail and storage above. The room houses the electric consumer unit.

#### OUTSIDE

To the front there is an allocated parking space for the apartment. A pebbled pathway leads to the front door of the apartment and continues around the side of the residence to a small rear courtyard garden.

#### AGENTS NOTE ONE

We are advised that the property is a leasehold property with the residue of a 200 year lease granted on the 1st July 2008.

#### AGENTS NOTE TWO

We are advised that there is a ground rent of £125 per annum and the service charge for the year 2023 (Owners to confirm).

#### AGENTS NOTE THREE

We are advised that there is underfloor heating at the property with individual room thermostats.

#### AGENTS NOTE FOUR

We are advised that there is conditional planning permission granted for the development of the Lime Kiln area further along this road, which, we understand, may be developed into a boutique hotel. Further information can be obtained from Cornwall Councils planning website using the planning application reference number PA20/05185.

#### AGENTS NOTE FIVE

We are advised that there is a pedestrian right of way in favour of number 2 Mackerel Buildings across the rear garden of the residence.

#### 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 down Fore Street and go around the harbour head. At the end of the harbour take the first left on the bottom road of Breage side. Follow this road along, and the property can be found on the right hand side, a short distance after Amelie's Restaurant.

#### COUNCIL TAX BAND

We are advised that the property is business rated in keeping with its current use as a holiday let.

#### 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

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

28th June, 2024.

# 1 MACKEREL BUILDINGS MOUNT PLEASANT ROAD, PORTHLEVEN, CORNWALL, TR13 9JS PRICE GUIDE £535,000

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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 <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	

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