

CHRISTOPHERS

ESTATE AGENTS



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



Situated within one of Porthleven's most sought after addresses of Loe Bar Road is this semi detached, four bedroom property of immense charm and character. The residence, which enjoys far reaching sea views, benefits from double glazing and to the rear is a parking space which is at a premium at times in the village and will, I am sure, win favour with prospective purchasers.

In brief, the accommodation comprises a lounge, dining room and completing the ground floor a kitchen. On the first floor is a bathroom, a shower room and four bedrooms. To the outside and at the front of the property is a small wall enclosed area whilst to the side of the residence a gated path provides access to the rear patio which is of good size and would seem ideal for Al Fresco dining and entertaining.

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

ENTRANCE AREA

With door to

LOUNGE 4.57M X 3.28M (15' X 10'9")

With beamed ceilings, stairs to the first floor, door to the kitchen and opening to dining room. Outlook to the front, over other properties and out to sea.

DINING AREA 3.35M X 3.28M (11' X 10'9")

With outlook to the front over other properties and out to sea.

KITCHEN 4.04M NARROWING TO 2.44M X 3.05M (13'3" NARROWING TO 8' X 10')

An L shaped room with an outlook and door to the rear outside area. The kitchen comprises work top surfaces incorporating a sink unit with drainer and mixer tap over, cupboards and drawers under and wall cupboards over. Space for a range of utilities and there is a beamed ceiling, tiled floor and partially tiled walls.

STAIRS AND HALF LANDING

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

SHOWER ROOM

Comprising shower cubicle, close coupled w.c. and a pedestal wash hand basin with mixer tap over. There is an obscured window to the rear.

BATHROOM

Comprising bath with mixer tap over with shower attachment, close coupled w.c. and a pedestal wash hand basin with mixer tap. There is an obscured window to the rear and partially tiled walls.

BEDROOM THREE 3.20M X 2.67M (AVERAGE MEASUREMENTS) (10'6" X 8'9" (AVERAGE MEASUREMENTS))

A dual aspect room with outlook to the rear of the property.

UPPER LANDING

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

BEDROOM ONE 3.35M X 3.28M (11' X 10'9")

With outlook to the front, over properties and out to sea.

BEDROOM TWO 3.35M X 2.59M (11' X 8'6")

With outlook to the front, over other properties and out to sea.

BEDROOM FOUR 1.98M X 1.83M (6'6" X 6')

A small single room with outlook to the front, over other properties and out to sea.

OUTSIDE

To the front of the property is a small wall enclosed area and a path to the side leads to the rear of the property. At the rear of the property is a pleasant patio area which would seem ideal for Al Fresco dining and entertaining. To the rear of the property is a parking space which is a huge bonus for the property.

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 towards the harbour and head along the harbour front towards the Bickford Smith Institute clock tower. Head around the clock tower keeping the beach on your right hand side and proceed up the hill. When the road forks take the right hand fork onto Loe Bar Road and the property will be found after a short distance on your left hand side.

MOBILE AND BROADBAND COVERAGE

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/>

COUNCIL TAX BAND

Business rates.

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.

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

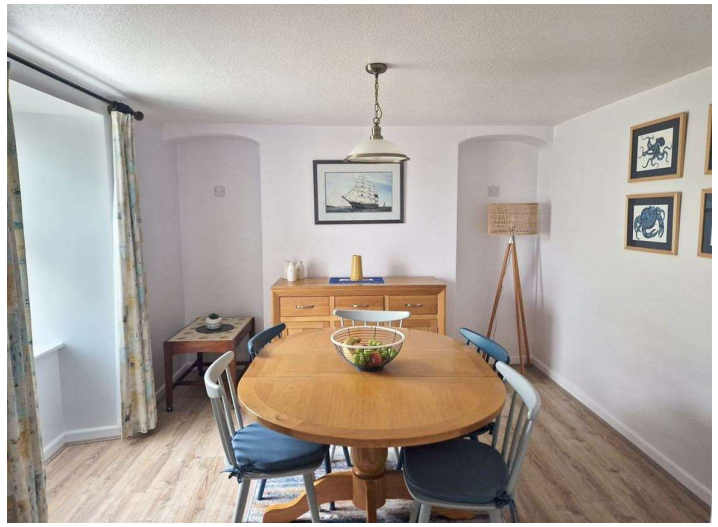
Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

DATE DETAILS PREPARED

10th October 2024

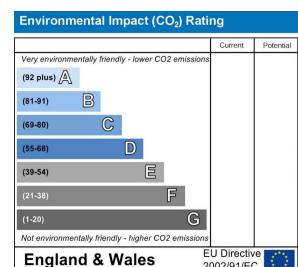
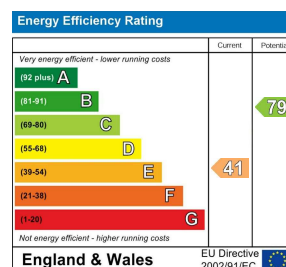
CLIFFWELL HOUSE LOE BAR ROAD, PORTHLEVEN, TR13 9ET PRICE GUIDE £550,000

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