



Wheal Rose, Porthleven, TR13 9BE

£225,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

Wheal Rose

- THREE BEDROOM, TERRACED FAMILY HOUSE
- ENJOYS VIEWS TOWARDS OPEN COUNTRYSIDE
- SITUATED ON THE OUTSKIRTS OF THE CORNISH VILLAGE OF PORTHLEVEN
- THE PROPERTY HAS BEEN GREATLY ENHANCED BY THE CURRENT OWNERS
- PLEASANT GARDENS TO BOTH THE FRONT AND REAR
- FREEHOLD
- EPC RATING D64
- COUNCIL TAX BAND B

Situated on the outskirts of the Cornish fishing village of Porthleven and benefitting from oil fired central heating and double glazing, is this three bedroom, terraced family house. The well proportioned property, which has been greatly enhanced by the current owners, enjoys views towards open countryside and has pleasant gardens to both the front and rear.

In brief, the accommodation comprises an entrance porch, hall, kitchen/diner, lounge and completing the ground floor, a rear porch. On the first floor is a shower room and three 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.







THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

STEPS UP AND DOOR TO

ENTRANCE PORCH

With frosted windows, a tiled floor and door to hall.

HALL

With stairs to the first floor, door to the kitchen/diner and door to lounge.

LOUNGE 15'6" x 12' (4.72m x 3.66m)

With outlook to the front and having a mock fireplace which acts as a focal point for the room and houses an electric fire. Door to rear porch.

REAR PORCH

With tiled floor, frosted window, having coat hooks and door to the outside.

KITCHEN/DINER 13'6" x 9'6" (4.11m x 2.90m)

Comprising working top surfaces, incorporating a circular sink unit with drainer and mixer tap over, cupboards and drawers under and wall cupboards over. There is space for a washing machine, dishwasher and fridge freezer, whilst there is a built-in oven and hob with hood over. The room has an outlook to the front, over other properties, towards open countryside. There are partially tiled walls and a built-in cupboard which houses the boiler.

STAIRS AND LANDING

With access to the loft, airing cupboard, door to all bedrooms and door to shower room.

SHOWER ROOM

Comprising a close coupled w.c., pedestal wash basin and a walk-in shower with both rain and flexible shower heads. There is a heated towel rail and frosted windows to the front.

BEDROOM ONE 12'6" x 8'9" (3.81m x 2.67m)

Outlook to the rear and towards open countryside.

BEDROOM TWO 11'6" x 6'9" (3.51m x 2.06m)

Outlook to the front, over other properties, towards open countryside and Tregonning Hill in the distance. There is a built-in wardrobe.

BEDROOM THREE 9' x 6'3" (2.74m x 1.91m)

Outlook to the rear and open countryside.

OUTSIDE

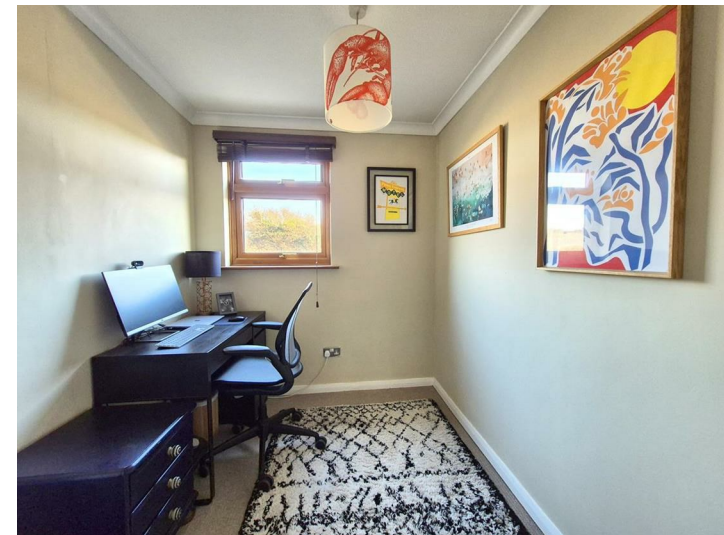
There are gardens to the front and rear, with the front garden being mainly stone chipped with a small pleasant patio area. The rear garden comprises of a further patio area and stone chip areas which would seem ideal for al fresco dining and entertaining. The rear garden also provides an out building which houses the oil tank and provides very useful storage.

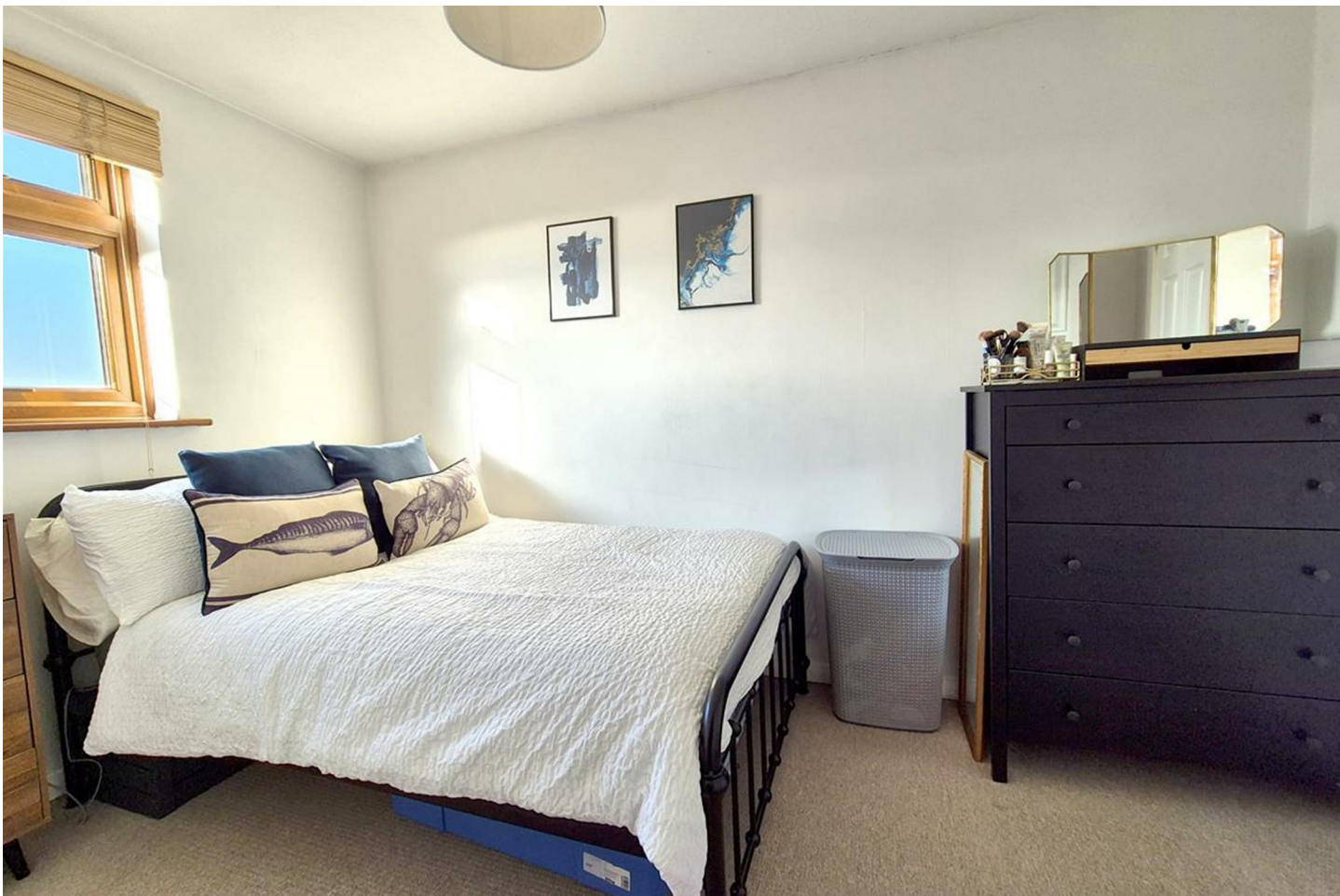
AGENTS NOTE

We are advised that purchasers need to have lived and worked in Cornwall for the last three years.

AGENTS NOTE 2

Under the terms of the Estate Agents Act 1979, we point out that the owner of this property is related to the Directors of Christophers Estate Agents.





DIRECTIONS

From our Porthleven office in Fore Street, proceed up the hill and at the top follow the road around to the right onto Wellington Road. Pass the Public Hall on your left hand side and continue up the hill, taking the turning right into Sunset Drive. Head along Sunset Drive, passing the turning for Unity Road and continue around the bend into Wheal Rose. Head to the top of the hill and turn left and follow the road along where the property will be found on your left hand side.

VIEWING

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

COUNCIL TAX

Council Tax Band B.

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

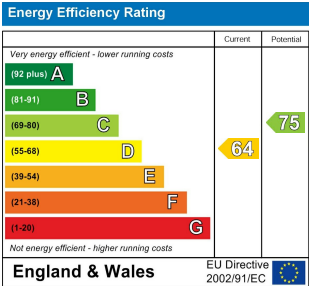
PROOF OF FINANCE - PURCHASERS

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.

6th March 2025.





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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