



**49 Thomas Street, Porthleven, TR13 9DG**

**£239,950 Freehold**

**CHRISTOPHERS**  
ESTATE AGENTS



## 49 Thomas Street

- CHARACTER END OF TERRACE COTTAGE
- THE RESIDENCE RETAINS MANY PERIOD FEATURES
- SUNDECK
- THE ACCOMMODATION IS ARRANGED OVER THREE LEVELS
- GOOD SIZED SHED
- SITUATED A SHORT DISTANCE FROM THE BUSTLING HARBOUR
- PORTHLEVEN IS A VIBRANT, PICTURESQUE FISHING VILLAGE
- FREEHOLD
- COUNCIL TAX B
- EPC E-47

Situated a short distance from the bustling harbour, with all of its amenities, is this character end of terrace cottage. The residence retains many period features, from beamed ceilings to a Cornish "old fashioned" range (which is not in working order) and attractive local stone fascade. Benefits include double glazing and electric heating. A real feature of the property is the sundeck which can be accessed from the lounge and would seem ideal for al fresco dining.

In brief, the accommodation is arranged over three levels and comprises, on the first floor of a lounge. On the ground floor, a kitchen diner, rear hall and a bathroom. On the second floor are two bedrooms. To the outside is a good sized shed.

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 ( all dimensions being

#### DOOR TO ENTRANCE AREA

#### ENTRANCE AREA

With door to the lounge.

#### LOUNGE 15'3" x 11'9" (minus door recess) (4.65m x 3.58m (minus door recess))

A characterful room with a bay window, beamed ceiling and a feature fireplace with a wood burner on a stone hearth. There is alcove shelving to either side of the fire.

#### STAIRS

Ascend to the first floor, door and steps descend to the ground floor and there is door to the outside raised terrace area.

#### FIRST FLOOR

#### LANDING

With doors to the two bedrooms.

#### BEDROOM ONE 11'8" (narrowing to 9'3") x 9'3" (plus bay window (3.58m (narrowing to 2.82m) x 2.82m (plus bay window))

Having a bay window and a wardrobe.

#### BEDROOM TWO 7'6" x 6'3" (2.29m x 1.91m)

With an outlook to the front.

#### GROUND FLOOR

We are advised that the Kitchen/Diner, Hall and Bathroom on this level benefit from underfloor heating.

#### KITCHEN/DINER 15' x 11'9" (4.57m x 3.58m)

A good sized room comprising working top surfaces, incorporating a ceramic sink unit with a mixer tap over and with cupboards under. There is space for a range of utilities and space for a range style oven, with built-in hood over. The room has a tiled floor, partially tiled walls, beamed ceiling, an outlook to the rear and a Cornish old fashioned range (not in working order).



### HALL

Having a tiled floor, stable style door to the outside, built-in cupboard, housing a water tank with immersion heater. Door to bathroom.

### BATHROOM

Comprising a bath, with mixer tap and a shower over. Close coupled w.c. and a pedestal wash basin with mixer tap over it. There is a frosted window to the side, a tiled floor and partially tiled walls.

### SERVICES

Mains electricity, water and drainage.

### 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.

### AGENTS NOTE ONE

We are advised that the lane to the rear of the property has a right of way over in favour of neighbouring properties.

### 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 -

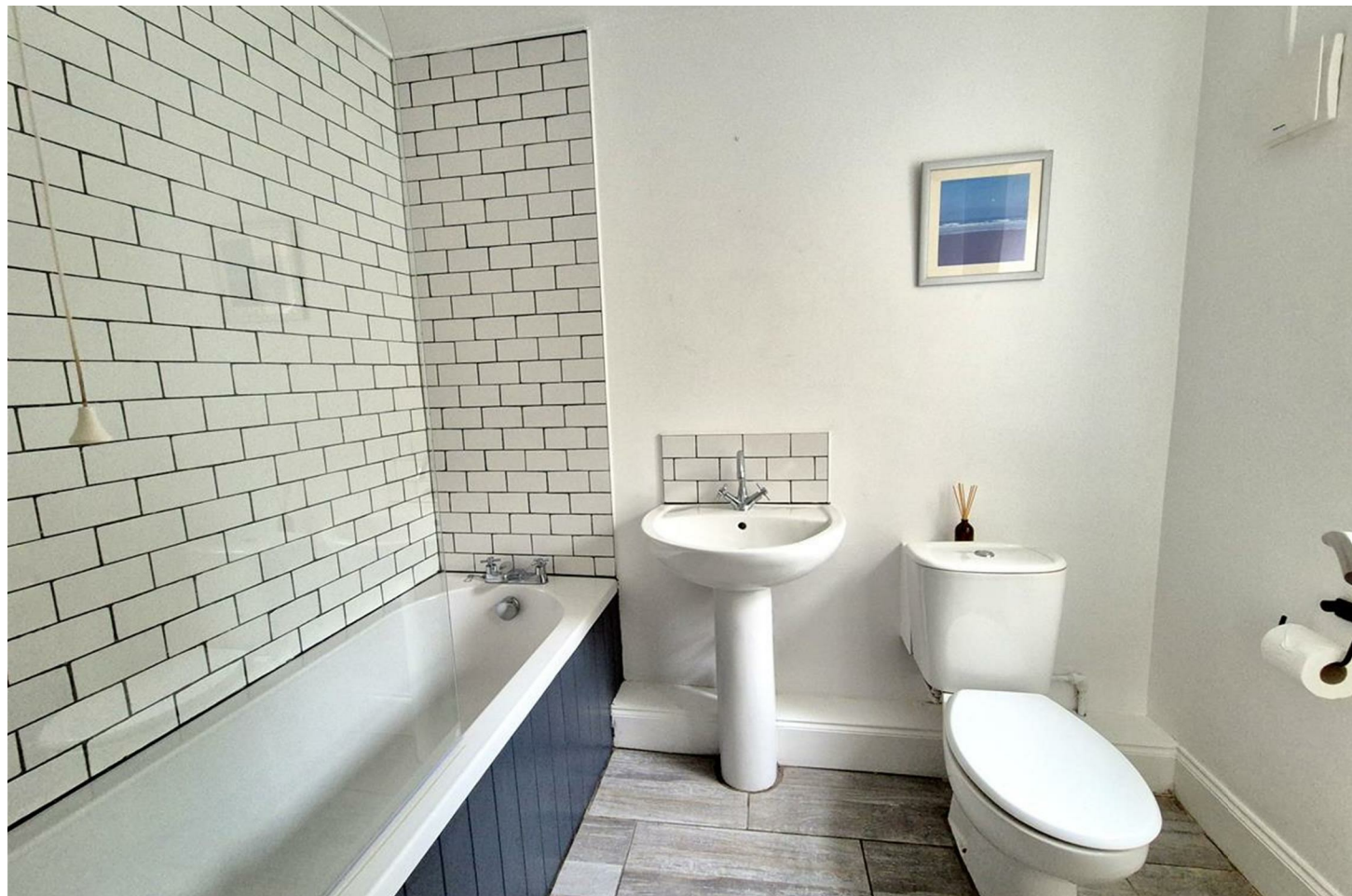
<https://checker.ofcom.org.uk/>

### AGENTS NOTE TWO

We are advised that the area to the side of the property has a right of way over in favour of number 49 Thomas Street.

### DIRECTIONS

From our Porthleven office, proceed up Fore Street and at the top of the road, following the road around to the right and take the steep right hand turn down into Thomas Terrace. Upon entering Thomas Terrace, turn immediately right into Thomas Street. The property will be found after a short distance on your right 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.

#### **ANTI-MONEY LAUNDERING**

We are required by law to ask all purchasers for verified ID prior to instructing a sale

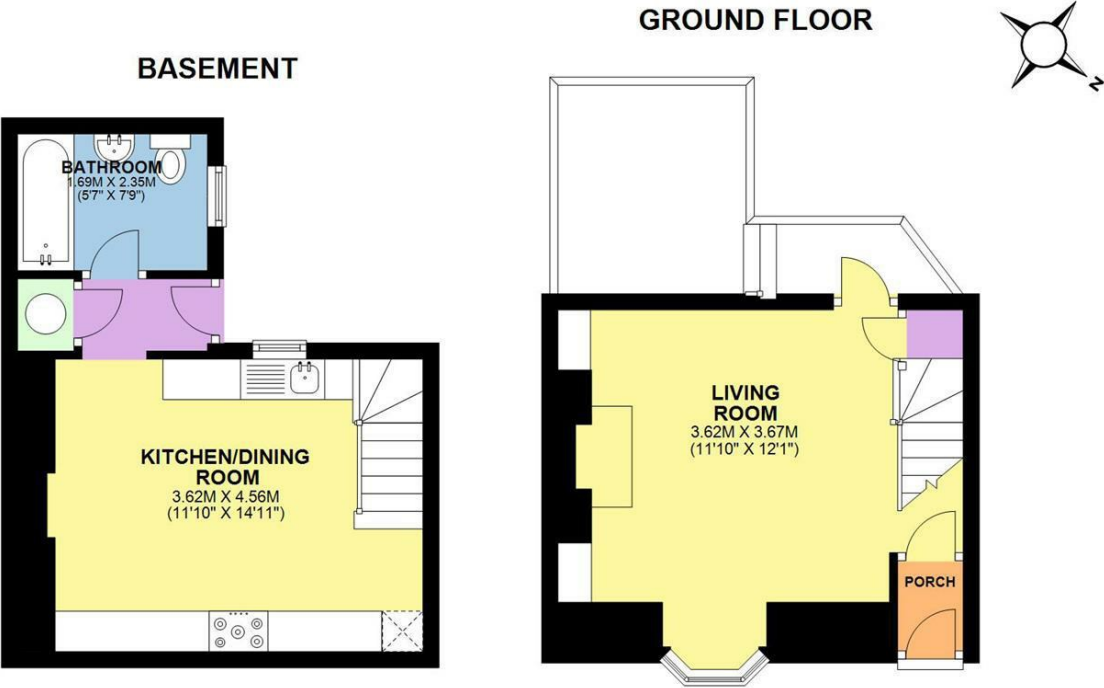
#### **PROOF OF FINANCE - PURCHASERS**

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.**

13th March 2025.





49 THOMAS STREET

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<div>92</div> <div>47</div>
(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 energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC





## Christophers Estate Agents

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