



Dynargh Salt Cellar Hill, Porthleven, TR13 9DP

£375,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

Dynargh Salt Cellar Hill

- THREE BEDROOM, MID TERRACE HOUSE
- CENTRAL HEATING AND DOUBLE GLAZING
- VIEWS OVER THE VILLAGE AND TOWARDS OPEN COUNTRYSIDE
- DETACHED ONE BEDROOM STUDIO
- OUTSIDE STORE
- FREEHOLD
- COUNCIL TAX C
- EPC E-45

Situated in the heart of the sought after Cornish fishing village of Porthleven, is this three bedroom, mid terrace house. The reverse level property which benefits from central heating and double glazing, enjoys views over the village and towards open countryside. Greatly enhanced by the current owner, a real feature of the property is the detached one bedroom studio, which subject to any necessary planning consents would seem ideal for a dependant relative, or generating an additional income stream.

In brief, the accommodation comprises a hall, store, inner hall, three bedrooms and a shower room. On the first floor is a bedroom with shower and toilet facilities and a fabulous open plan lounge/diner.

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)







STEP UP AND DOOR TO HALL

HALL

With a tiled floor and stairs to the first floor A door to a store, opening to the inner hall and a door to bedroom one.

BEDROOM ONE 13'3" x 12'9" (4.04m x 3.89m)

Having French doors to the outside, a feature fireplace with a wood surround and mantel over (not in working order) and a picture rail.

STORE 6' x 4'6" (1.83m x 1.37m)

Having a tiled floor.

INNER HALL

With a built-in cupboard and a door to bedroom two and door to shower room.

SHOWER ROOM

Comprising a close coupled w.c., shower cubicle and wash basin with mixer tap over and drawers under. There is a tiled floor, window to the rear, partially tiled floors, partially boarded walls and a door to a walk-in cupboard housing the boiler.

BEDROOM TWO

DRESSING AREA 9'3" x 8' (2.82m x 2.44m)

With boarded walls and a step up to the bedroom area.

BEDROOM AREA 10'9" x 6' (3.28m x 1.83m)

With partially boarded walls, a window to the side and having a skylight.

STAIRS AND LANDING

With a window to the front, a door to bedroom three, access to the loft and an opening to lounge kitchen/diner.

LOUNGE KITCHEN/DINER 21'3" x 13'3" (6.48m x 4.04m)

With an outlook over the village and towards open countryside. A fabulous open plan lounge kitchen/diner with a woodburner acting as a focal point of the room on a stone hearth.

KITCHEN AREA

Comprising working top surfaces, incorporating a double sink unit with a drainer and mixer tap over, cupboards and drawers under and wall cupboards over. There are partially tiled walls and a space for a washing machine, space for a fridge/freezer and a space for a stove style range cooker with built-in hob over. A light panel provides natural light for this area.

BEDROOM THREE 11'9" x 7' (maximum measurements) (3.58m x 2.13m (maximum measurements))

With outlook to the side and a frosted window to the rear. The room has a shower cubicle, close coupled w.c. and a wash basin with mixer tap over and a cupboard under.

STUDIO 11'9" x 10'3" (minus kitchenette area) (3.58m x 3.12m (minus kitchenette area))

An annex area currently used as a holiday let and arranged to provide a bedsit open plan room. This area would seem ideal for a dependent relative or and additional income stream subject to any necessary planning and consents. Door to

SHOWER ROOM

With close couple w.c., wall mounted wash basin with mixer tap over and a shower cubical.

OUTSIDE

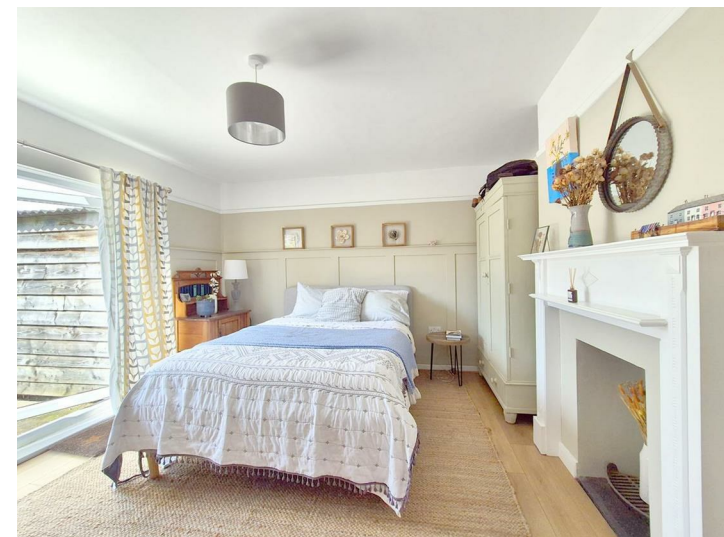
To the front of the property is a pleasant patio area which would seem ideal for alfresco dining and entertaining.

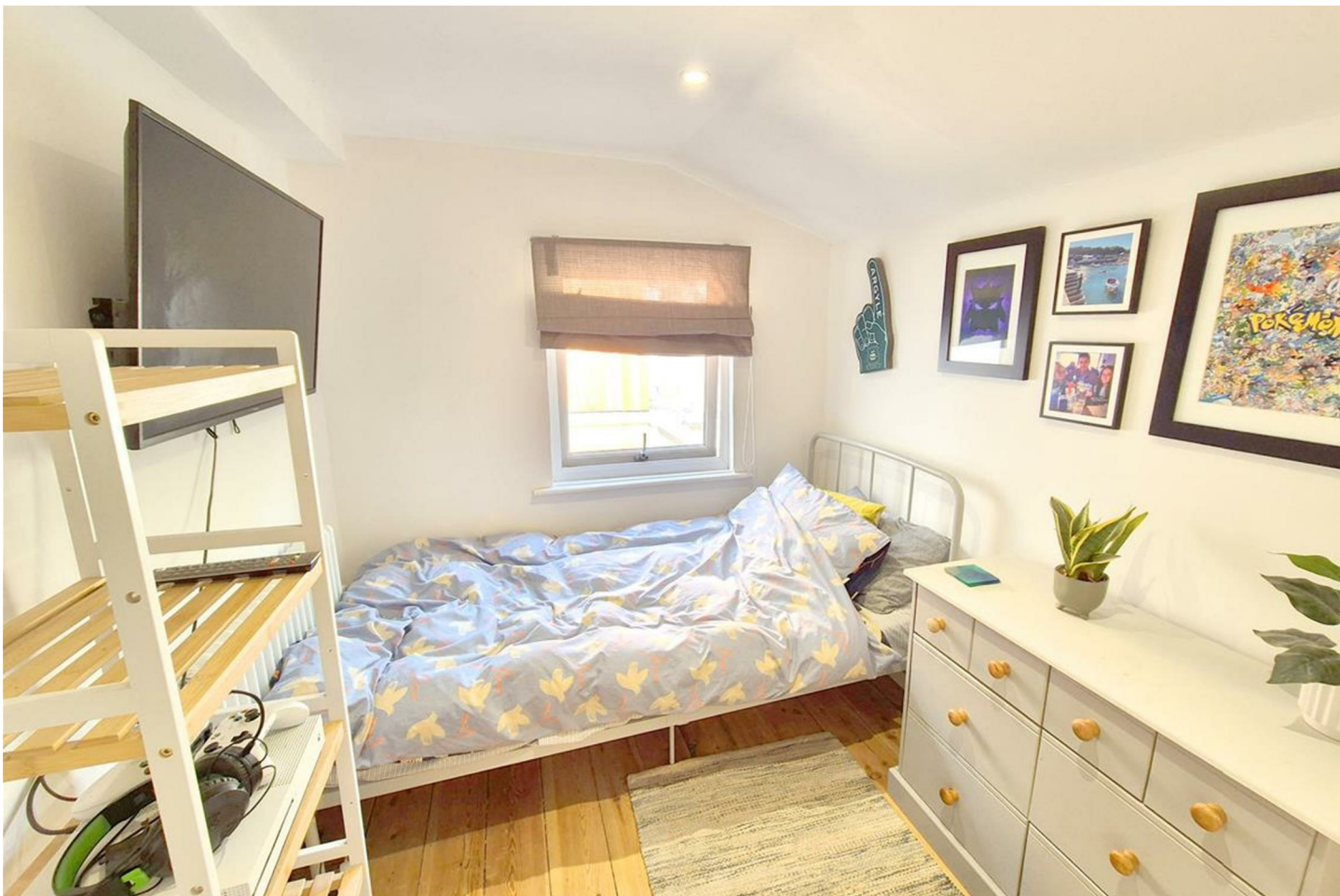
AGENTS NOTE ONE

We are advised that there is a shared path with other properties which Dynargh has access over.

AGENTS NOTE TWO

Although the vendor advises us that during his ownership no charge has ever been requested, we are advised that there is a requirement to pay towards any costs associated with the short drain that runs between the three houses on the row (up to the point it meets the main public sewer).





AGENTS NOTE THREE

We are advised that the studio was completely refurbished and brought up to Building Regs sign off in 2023.

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.

SERVICES

Mains electricity, water and drainage. LPG gas.

DIRECTIONS

From our office in Fore Street, head towards the harbour and turn left onto Shute Lane. Head down Shute Lane, taking the sharp right hand and head along, passing the turn on the left hand side and as the road bears around to the left, there is a pedestrian gate which heads to the property.

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 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

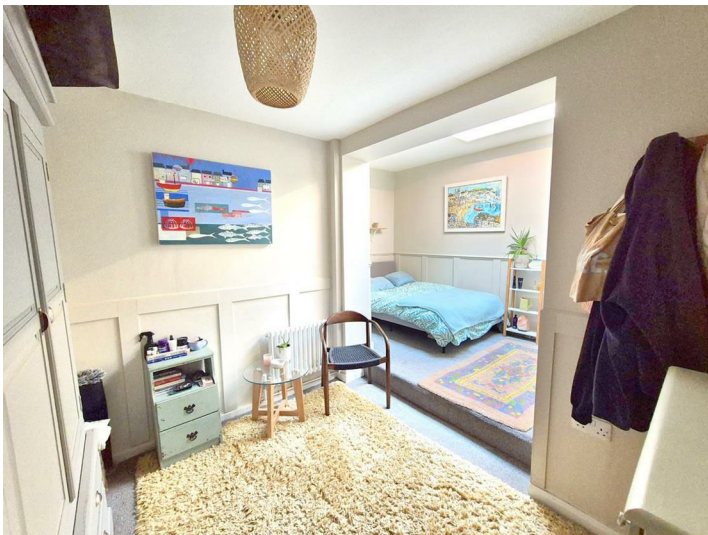
We are required by law to ask all purchasers for verified ID prior to instructing a sale

PROOF OF FINANCE - PURCHASERS

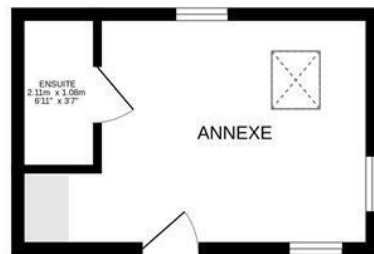
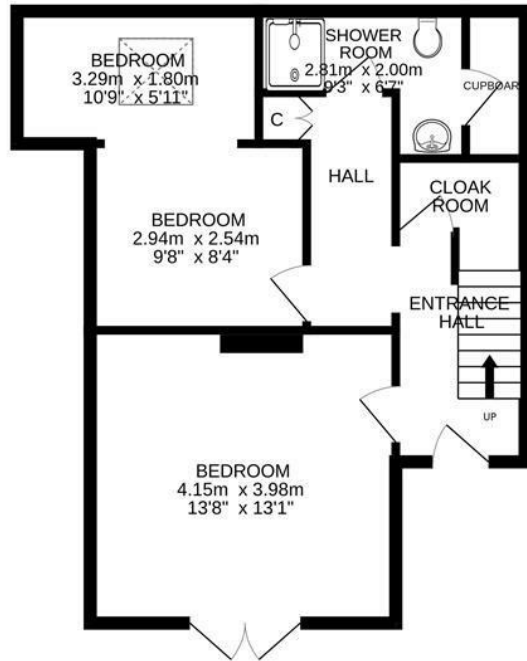
Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

DATE DETAILS PREPARED.

30th April 2025



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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1ST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		68
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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 a property 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. Lesser 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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