



## Shoe Cottage 7 Thomas Terrace, Porthleven, TR13 9DE

£199,950 Freehold

CHRISTOPHERS  
ESTATE AGENTS



# Shoe Cottage 7 Thomas Terrace

- TWO BEDROOM TERRACED COTTAGE
- BEAMED CEILINGS
- FEATURE FIREPLACE
- IN NEED OF SOME UPDATING
- PLEASANT SMALL PATIO AREA
- FREEHOLD
- COUNCIL TAX B
- EPC F-32

Situated in the sought after Cornish fishing village of Porthleven, is this two bedroom terraced cottage. The residence, which benefits from central heating, boasts many character features from its local stone facade to its beam ceiling and feature fireplace. In need of some updating to realise its full potential, the cottage has a pleasant small patio area to the rear.

In brief, the accommodation comprises a lounge, kitchen and completing the ground floor, a utility room. On the first floor is a bathroom and two 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)**











#### **DOOR TO THE LOUNGE**

#### **LOUNGE 14'9" x 12'6" (4.50m x 3.81m)**

With an outlook to the front, having a beamed ceiling and feature fireplace with hearth and local stone surround housing a woodburner. The room has an outlook to the front, stairs to the first floor with understairs cupboard. A door to the kitchen.

#### **KITCHEN 7'6" x 7'6" (2.29m x 2.29m)**

Comprising working top surfaces, incorporating a sink unit with drainer and mixer tap over, cupboards and drawers under and wall cupboards over. There is space for an oven with built-in hood, partially tiled walls and an outlook to the side. The kitchen has a beamed ceiling. Step up and opening to the utility room.

#### **UTILITY ROOM 7'6" x 4'3" (2.29m x 1.30m)**

Having a working top surface with space under for a washing machine, space for a fridge, freezer and wall cupboards over. There is a stable style door to the rear courtyard.

#### **STAIRS AND LANDING**

With doors to both bedrooms and a door to the bathroom.

#### **BATHROOM**

Comprising a bath with shower over, low level w.c. and a wash basin with cupboard under. There is a frosted window to the side, partially tiled walls and a built-in cupboard housing the boiler.

#### **BEDROOM ONE 12'3" x 7'9" (3.73m x 2.36m)**

With an outlook to the front.



**BEDROOM TWO 9'6" x 7'3" (narrowing to 2'6") (2.90m x 2.21m (narrowing to 0.76m))**

With an outlook to the front and having built-in wardrobes. The room is L-shaped and has access to the loft.

#### **OUTSIDE**

To the rear of the property is a small courtyard area and to the rear of this, is a useful shed which is on an area of land which has traditionally been used by the property.

#### **AGENTS NOTE**

To the rear of the terrace is a lane, which we are advised, is shared with other properties.

#### **SERVICES**

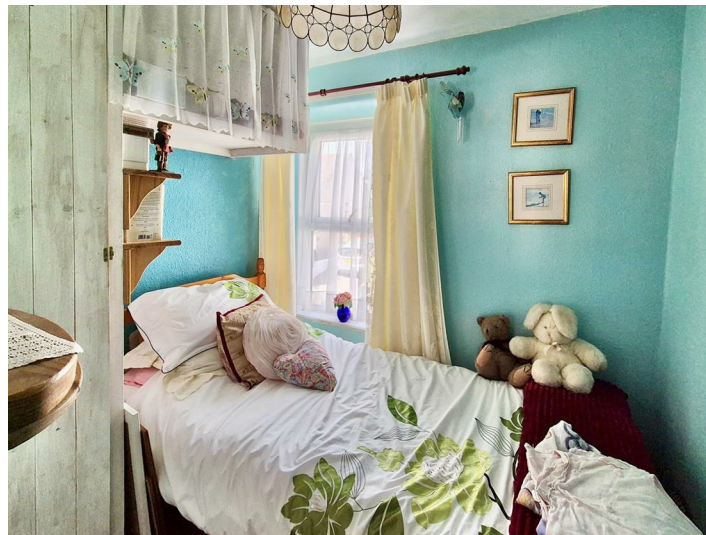
Mains electricity, water and drainage. LPG gas.

#### **DIRECTIONS**

From our Porthleven office proceed up Fore Street and at the top of the road, head around the corner and take the second turning on your right hand side into Thomas Terrace. Proceed down the hill and then follow the bend around to the right and as one starts to climb the hill, 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 these details.







#### **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/>

#### **COUNCIL TAX**

Council Tax Band B

#### **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**

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.**

3rd September 2025





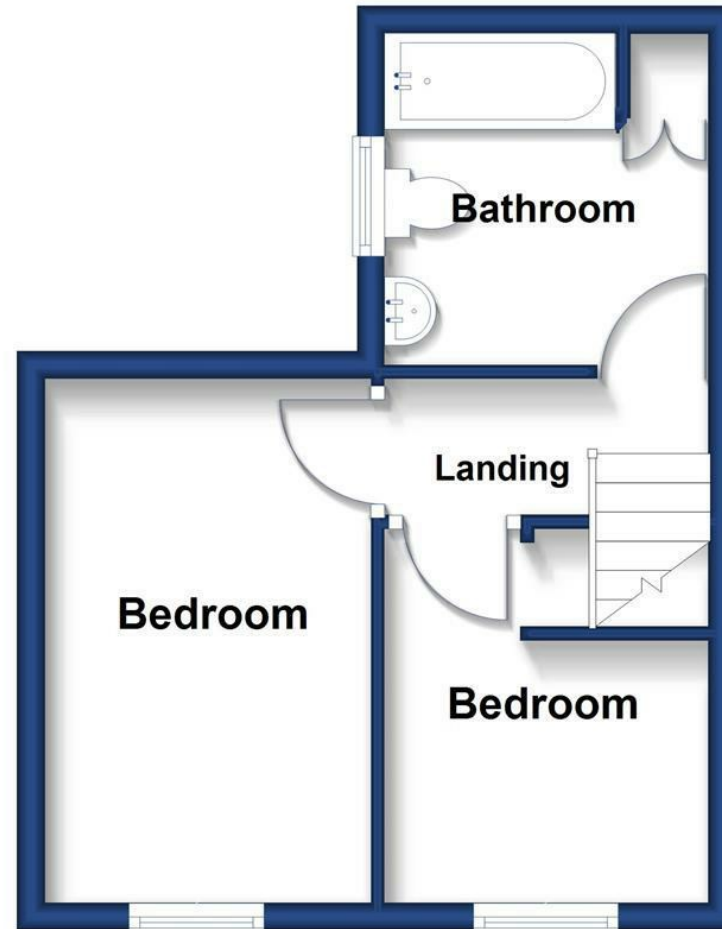
## Ground Floor

Approx. 27.8 sq. metres (299.5 sq. feet)



## First Floor

Approx. 24.5 sq. metres (263.4 sq. feet)



Total area: approx. 52.3 sq. metres (562.9 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		70
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	32	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



## Christophers Estate Agents

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