



Krowji Kel Forth Scol, Porthleven, TR13 9GA

£290,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

Krowji Kel Forth Scol

- COTTAGE WITH IMMENSE CHARM AND CHARACTER
- THREE BEDROOMS
- BEAUTIFULLY PRESENTED
- WOOD BURNER
- SOUGHT AFTER VILLAGE LOCATION
- SUCCESSFUL HOLIDAY HOME
- FREEHOLD
- COUNCIL TAX BAND - Exempt
- EPC - F23

Situated in the heart of the Cornish fishing village of Porthleven is this three bedroom, terraced cottage of immense charm and character. the residence which has recently been used as a successful holiday let is beautifully presented with a sympathetic renovation retaining many character features including beamed ceilings and exposed stone walls.

In brief, the accommodation comprises a lounge/diner, kitchen and a WC. On the first floor is a shower room, study and three bedrooms.

Porthleven is a thriving seaside Cornish fishing village with its large harbour providing a focal point. Around this cluster many pubs, restaurants and businesses. The village provides amenities to cater for everyday needs as well as a primary school, whilst the more comprehensive amenities of Helston are a few miles distant and these include national stores, cinema and sports centre with indoor swimming pool.

Situated between Helston and Porthleven is the beautiful Penrose Estate which is managed by The National Trust and where one may delight in the many walks and trails through the Cornish countryside around Loe Pool which is Cornwall's largest natural fresh water lake. Porthleven has a prize winning Brass Band which, on many a summer's Sunday evening, can be heard echoing around the village, creating atmosphere & ambiance for both residents and visitors.







THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

Stable style door leading into

LOUNGE/DINER 24'6" x 17' narrowing to 11' (7.47m x 5.18m narrowing to 3.35m)

A characterful, L shaped open plan room over two levels with characterful beamed ceiling, exposed stone walls and a feature fireplace housing a wood burner with hearth and mantle over. There is an outlook to the front and various built in cupboards which house an electric boiler. There are stairs to the first floor, door to a w.c and opening and steps up to;

KITCHEN 12' x 8'6" (3.66m x 2.59m)

comprising working top surfaces incorporating a sink unit with drainer and mixer tap over, cupboards and drawers under and wall cupboards over. There is a built in fridge/freezer, dishwasher and washing machine whilst there is space for an oven with built in hood over. The room has a tiled floor, is dual aspect, has a door to the rear garden and a glass conservatory style roof. There are exposed stone walls with wall up lights.

W.C

Comprising close coupled W.C, corner wash basin and the room has an exposed stone wall. There is a tiled floor, window an extractor to the rear garden.

STAIRS/LANDING

With doors to two bedrooms, study and door to;

SHOWER ROOM

Comprising a shower, close coupled W.C, pedestal wash basin and a heated towel rail. There is exposed stone walls, partially tiled walls and a frosted window to the rear.

BEDROOM ONE 11'9" x 9'9" (plus recess) (3.58m x 2.97m (plus recess))

Having built in wardrobes and an outlook to the rear.

BEDROOM THREE 11 x 7'9" (maximum measurements) (minus door recess (3.35m x 2.36m (maximum measurements) (minus door r)

With outlook to the front.

STUDY 8'6" x 7'3" (2.59m x 2.21m)

With outlook to the front and access to the loft. Door to;

BEDROOM TWO 11'9 x 7' (narrowing to 6') (3.58m x 2.13m (narrowing to 1.83m))

Having built in wardrobes and an outlook to the front.

OUTSIDE

To the rear of the property there is a small rear courtyard which provides a pleasant outdoor space.

SERVICES

Mains electricity, water and drainage.

AGENTS NOTE

We are advised that the access to the property has the benefit of and is subject to a right way with neighbouring properties,

DIRECTIONS

From our Porthleven office head up Fore Street and at the top of the road bear around to the right and take the second turning into Thomas Terrace. Go along Thomas Terrace and take the turning left into Forth Scol and take the second turning on your right hand side. The property will be found after a short distance 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.

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.

COUNCIL TAX BAND

Currently exempt.

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.





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 -

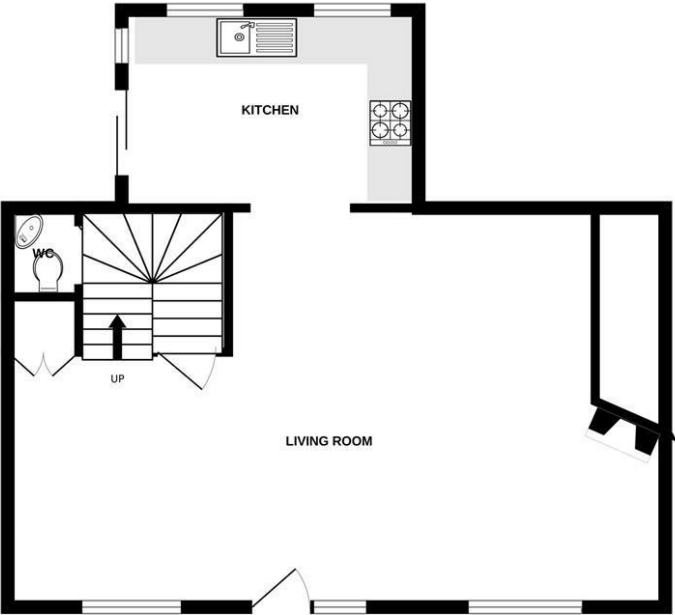
<https://checker.ofcom.org.uk/>

DATE DETAILS PREPARED

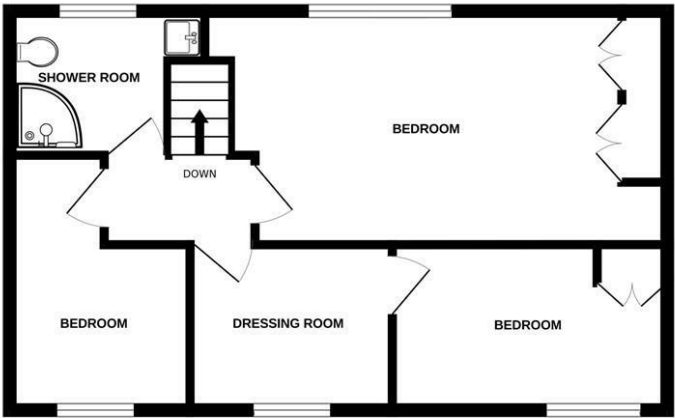
Details prepared January 2025.



GROUND FLOOR
590 sq.ft. (54.8 sq.m.) approx.



1ST FLOOR
485 sq.ft. (45.1 sq.m.) approx.



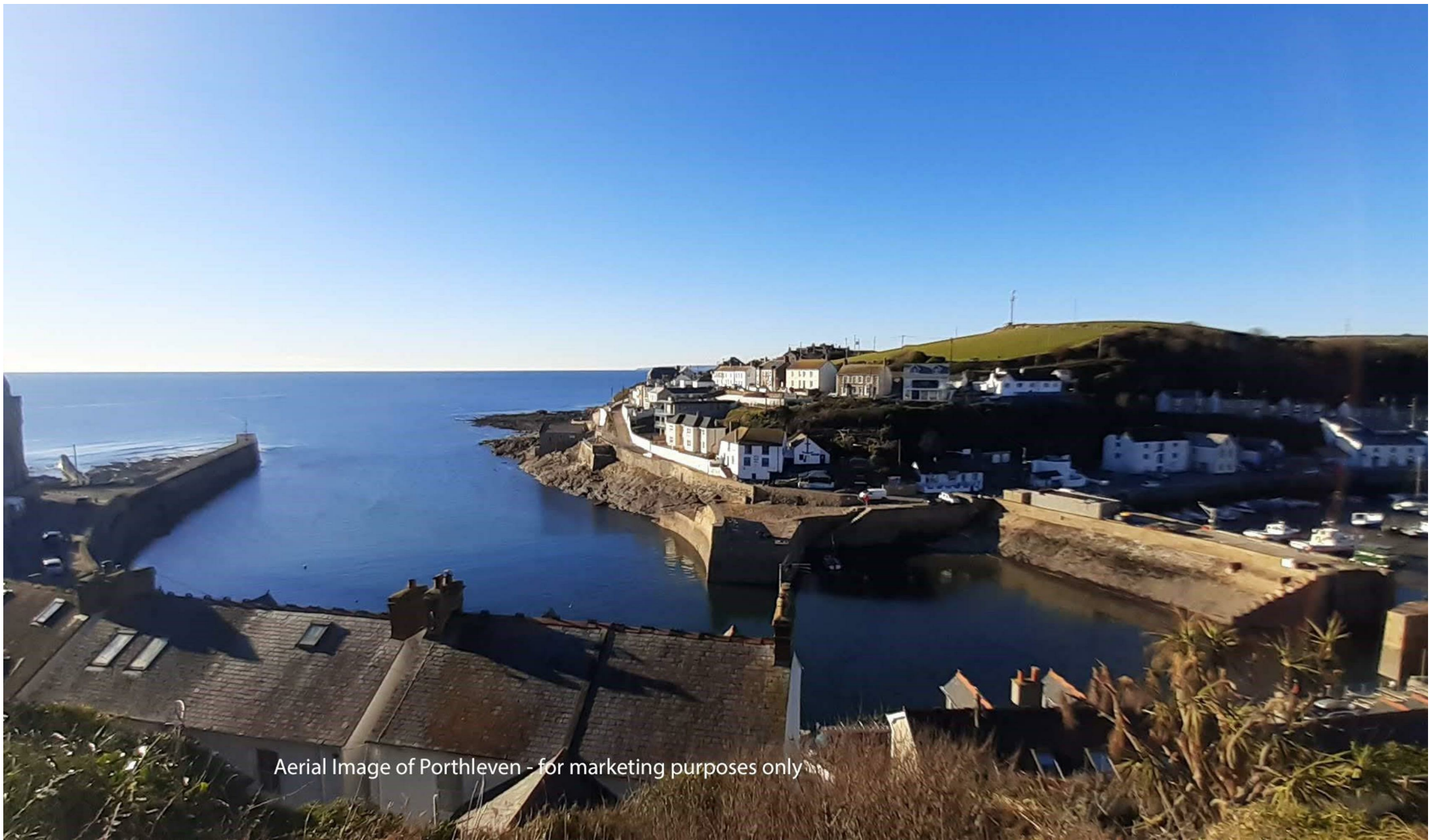
TOTAL FLOOR AREA : 1075 sq.ft. (99.9 sq.m.) approx.

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		56
(39-54) E	23	
(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 figures 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.



Aerial Image of Porthleven - for marketing purposes only

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