

Willow Cottage Porthallow, Cornwall TR12 6PL







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This three bedroom end of terraced cottage is just a short walk away from the beach and its within a good size plot with off road parking. Step into this inviting seaside retreat where the social open plan living room/diner/kitchen welcomes you with open arms, offering the perfect space for entertaining friends and family. The living room exudes warmth with its feature inglenook fire, providing a cozy haven to unwind in at the end of a long day. The well equipped kitchen boasts ample storage and allows you to remain engaged in conversations while preparing culinary delights. Upstairs, three generously sized bedrooms and two bathrooms ensure a stress free start to your day. Outside, multiple seating areas await your enjoyment, including two to the front one of which is a BBQ area and two to the rear: a charming patio. Relax and soak in the stunning sun, sea, and valley views throughout the day. Adding to the appeal, the property offers great flexibility with its Annexe, perfect for use as a home office, studio, or accommodation for a dependent relative. Sold with NO ONWARD CHAIN, seize the opportunity to make this seaside sanctuary your own!



The Mather Partnership, 25 Meneage Street, Helston, TR13 8AA

Tel: 01326 565016 | sales@thematherpartnership.co.uk | www.thematherpartnership.co.uk

OFFERS IN EXCESS OF £475,000

Location

Set on the magnificent Lizard Peninsula, not far from the tranquil creeks of the Helford River, lies one of Cornwall's most historic coastal villages.

Known locally as 'Pralla', Porthallow was once a thriving fishing community and home to a busy fleet of pilchard luggers, hence the name of its traditional village pub, 'The Five Pilchards'.

Steeped in maritime heritage, this idyllic corner of the south Cornwall coast offers a wonderful local community within easy reach of the region's most beautiful beaches. A good range of day to day facilities are on offer in nearby St Keverne with more comprehensive facilities including a choice of national super markets on offer in Helston.

Porthallow is recognised as the half-way point along the world-famous South West Coast Path as it winds its way from Minehead to Poole. From the doorstep of this beautiful cottage you'll be perfectly placed to access breathtaking coastal walks with far-reaching views across the sparkling waters of Falmouth Bay and St Mawes. The Porthallow valley trail is bathed in bluebells during the spring and the headland is a canvas for wildflowers atop of the serpentine rock formations, resplendent in their red and green hues. The wildlife along this idyllic stretch is both varied and spellbinding, anything from soaring buzzards and diving cormorants to bobbing seals, leaping dolphins, and gentle but giant basking sharks.

Porthallow Beach is sheltered by the surrounding headland, a scenic stretch where the pilchard fisherman used to launch their boats. Porthallow Cove is full of rock pools at low tide and is also a great spot for snorkelling. The beach is now owned by the Porthallow Village Association with residents enjoying the right to moor, store and launch their boats.

Accommodation

Open Plan Kitchen/Diner/Lounge
Stairs to First Floor Landing
Bedroom Three
Bedroom Two
Bedroom One
Family Bathroom
Stairs to Second Floor Landing
Bathroom

Outside

The tiered garden is mainly laid to lawn and maximise the space and fantastic sea view.

Annex

Fitted with a fitted kitchen, shower room and Bedroom.

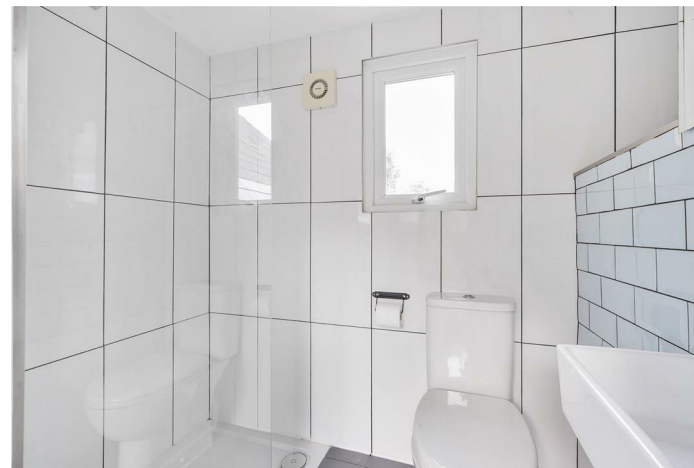
Garage

with an up an over garage door and power connected.

Services

Mains water, drainage and electricity. Oil Fired Central Heating.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
		EU Directive 2002/91/EC

Council Tax Band- D

Agents Note

Our client has informed us that Willow Cottage enjoys a right of access over the Respryn House rear garden to access the top terrace of Willow Cottage.

Broadband and Mobile Phone Coverage

To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>

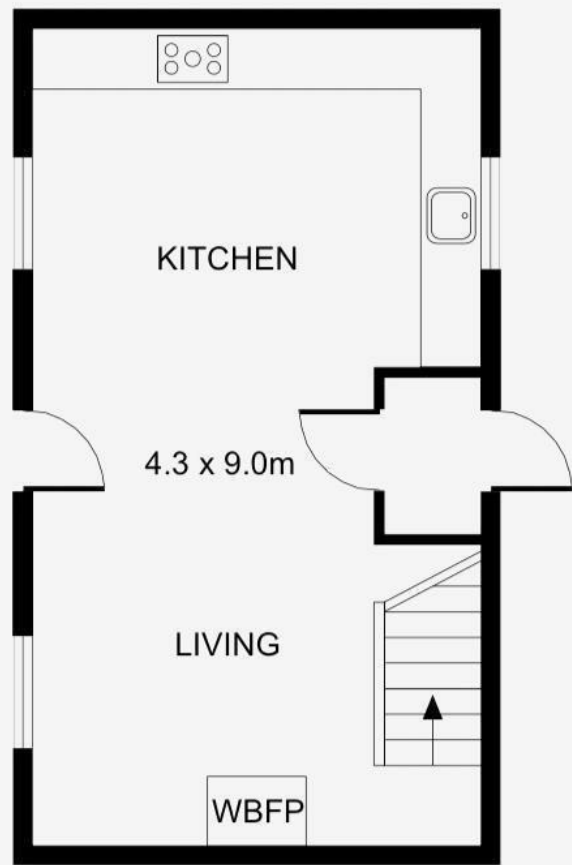
Anti Money Laundering Regulations - Purchasers

It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

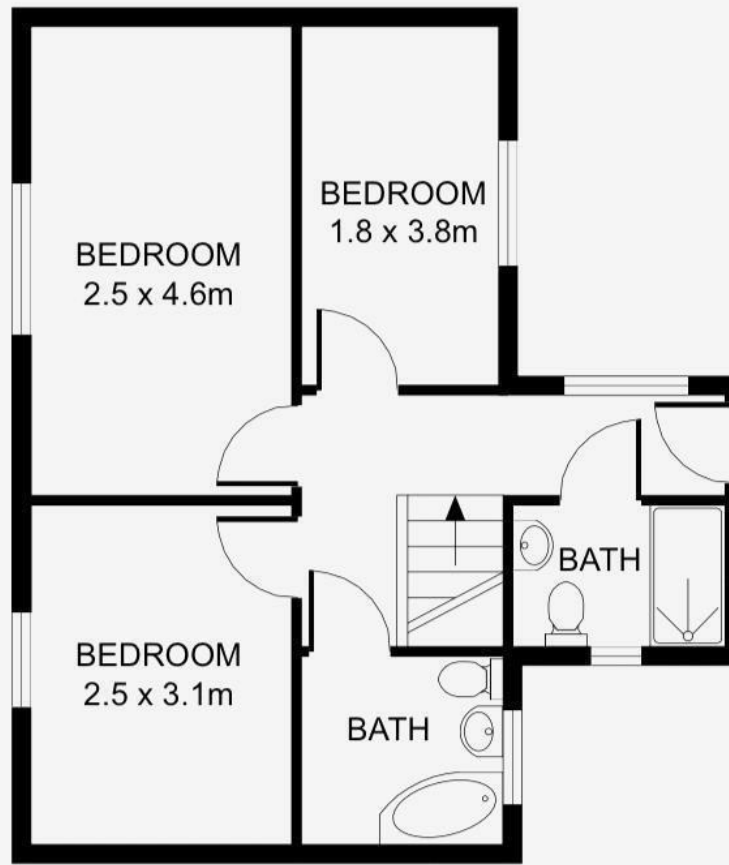
Proof of Finances- Purchasers

Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

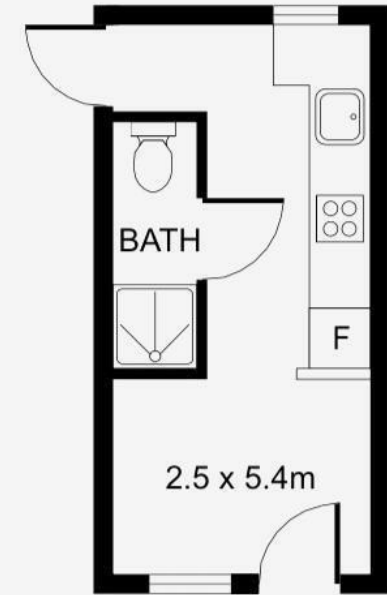




GROUND FLOOR



FIRST FLOOR



ANNEXE

The Mather Partnership advises that whilst we endeavour to ensure that our sales particulars are accurate and they are produced in good faith, they are produced as a general guide only and do not constitute any part of a contract. If there is any aspect of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. No person in the employment of this company has any authority to give any representation of warranty in relation to the property. Please note that none of the services, appliances, heating, plumbing or electrical installations have been tested by the selling agent. Also, if double glazing has been mentioned, the purchaser is strongly advised to satisfy themselves as to the amount of double glazed units in the property.

