

Volney View Porthallow Helston, TR12 6PL







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Nestled in the charming village of Porthallow, this delightful semi-detached cottage exudes character and charm. Boasting two cosy bedrooms, this property is a perfect blend of traditional and modern living. As you step inside, you'll be greeted by a wealth of original features that have been lovingly preserved, keeping a wonderful touch of history to the home. The recent renovations have been carried out with great care, ensuring that the essence of the cottage has been maintained. The two bedrooms feature original wood flooring, adding warmth and character to the property. There are two log burners, one in the living room and one to the sun room/additional reception room. Imagine cozying up by the log burners on a chilly evening, surrounded by exposed stone work that tells a story of years gone by. The property also benefits from a detached low maintenance garden, providing relaxing patio areas affording great amounts of sunlight. Whether you're looking for a peaceful retreat or a quaint home to start your new chapter, this cottage in Porthallow offers a unique opportunity to own a piece of history. Don't miss out on the chance to make this charming property your own.



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

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Guide price - £365,000

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

Lounge dining room

Kitchen

Sun room/Reception room

Bedroom 1

Bedroom 2

Bathroom

Garden

The property benefits from a well presented and low maintenance patio area across the lane from the





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		51	73
England & Wales		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		
England & Wales		EU Directive 2002/91/EC

cottage. This area affords wonderful amounts of sunshine, but could also be transformed into an off road parking area.

Services

Mains water, electricity and drainage.

Freehold tenure.

Agents note

Our clients have informed us that the property is available to purchase fully furnished if required.

Council Tax Band B

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

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.

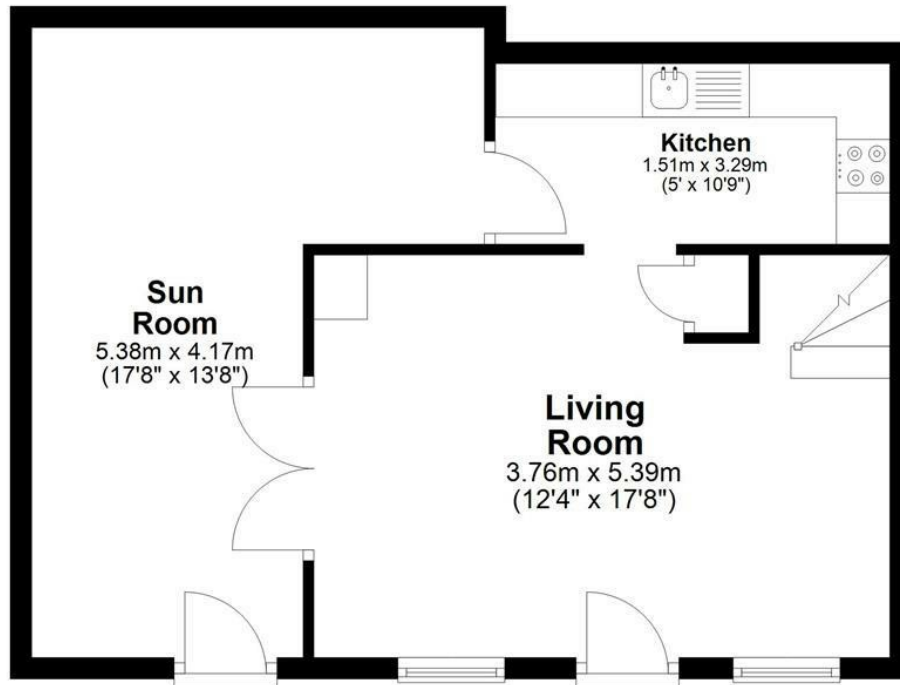
Broadband & Mobile Phone Coverage

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/>



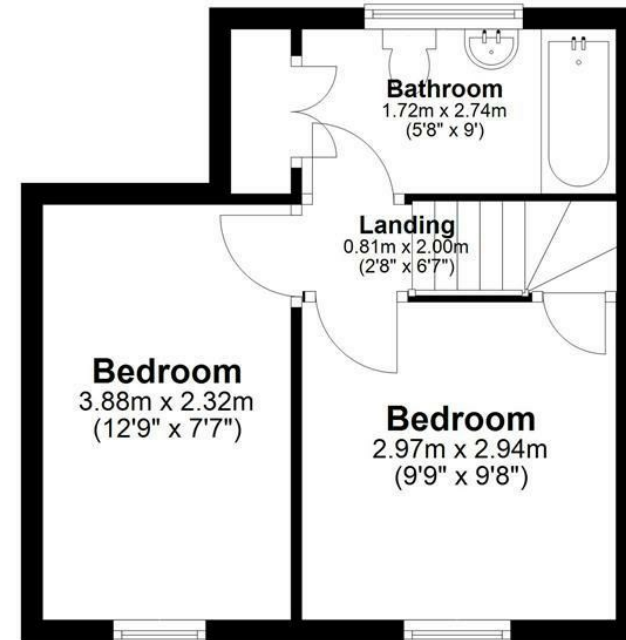
Ground Floor

Approx. 43.7 sq. metres (470.7 sq. feet)



First Floor

Approx. 26.7 sq. metres (287.9 sq. feet)



Total area: approx. 70.5 sq. metres (758.6 sq. feet)

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.

