

The Vestry Chapel Row  
Porthleven, TR13 9HY

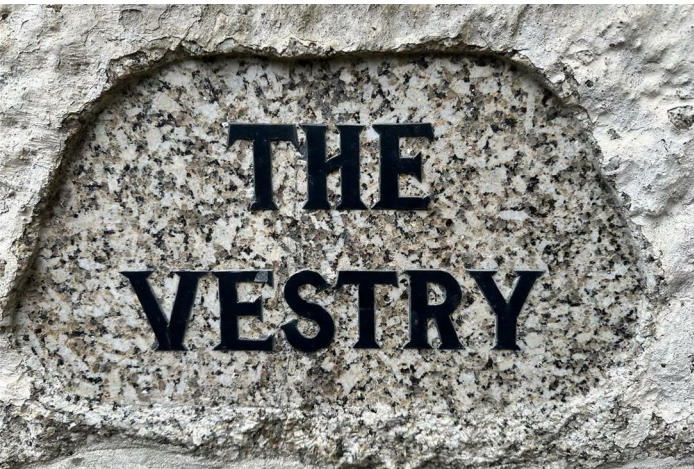
The Vestry  
aspects holidays

THE VESTRY



**MATHER**  
PARTNERSHIP





# The Vestry Chapel Row Porthleven, TR13 9HY

This delightful two bedroom reverse level stone fronted cottage is nestled near the village centre, which benefits from a range of restaurants, pubs, and shops. Step inside to discover two double bedrooms, each with its own ensuite. Upstairs, the open plan kitchen/diner/lounge features high vaulted ceilings, creating an ideal space for social gatherings after a day at the beach. The kitchen boasts storage units and elegant granite worktops, while a cozy log burner in the lounge adds warmth to winter evenings. Offered for sale with no chain, we strongly recommend an early inspection to appreciate all that the stunning property has to offer.



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

**Tel: 01326 565016 | [sales@thematherpartnership.co.uk](mailto:sales@thematherpartnership.co.uk) | [www.thematherpartnership.co.uk](http://www.thematherpartnership.co.uk)**

## GUIDE PRICE £290,000

### Location

This property is located in a tucked away position within a stones throw of the inner harbour. Porthleven is a vibrant village offering an array of quality restaurants and cafes as well as day to day facilities to include a supermarket, Primary School and doctors surgery. With a gorgeous traditional working harbour and beach this is a super and much sought after location.

### Accommodation

Entrance Hallway

Bedroom One with Ensuite

Bedroom Two with Ensuite

Stairs to First Floor

Open Plan Lounge/Diner/Kitchen

### Agents Note

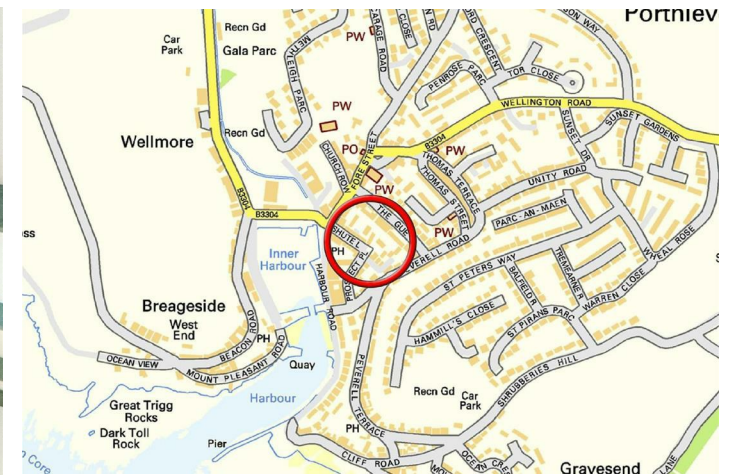
A shared pathway gives access from Shute Lane and Chapel Terrace to the property.

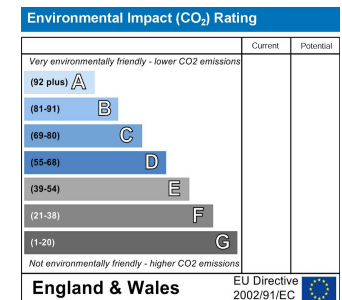
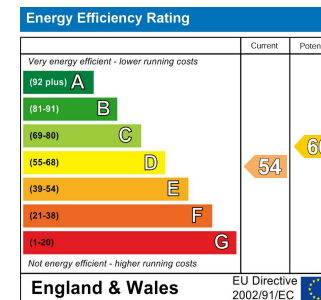
### Services

Mains water, electricity and drainage.

### Council Tax Band

The property is currently used as a holiday let so no council tax banding applies.





## Broadband and Mobile 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/>

## Proof of Finances

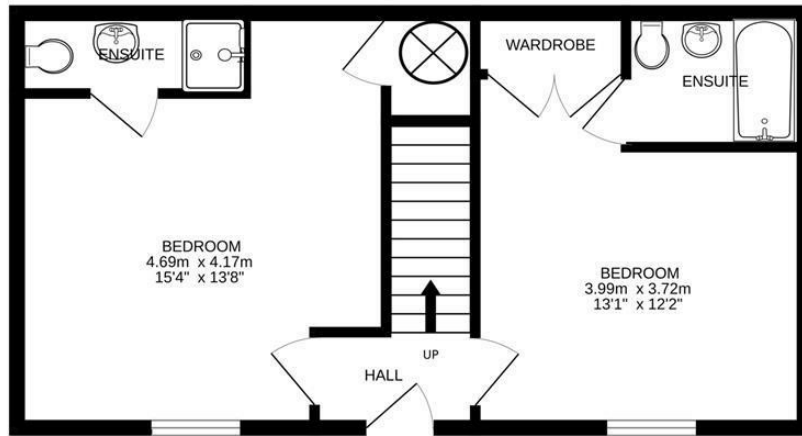
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

## Anti Money Laundering Regulations - Purchasers

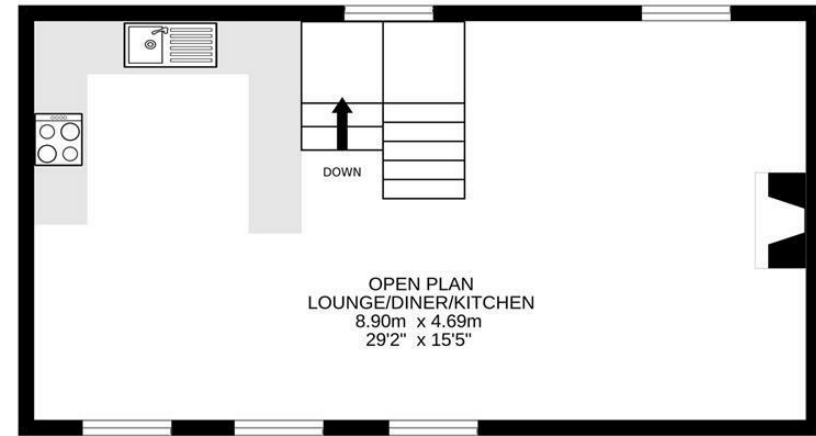
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.



## GROUND FLOOR



## 1ST 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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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.

