

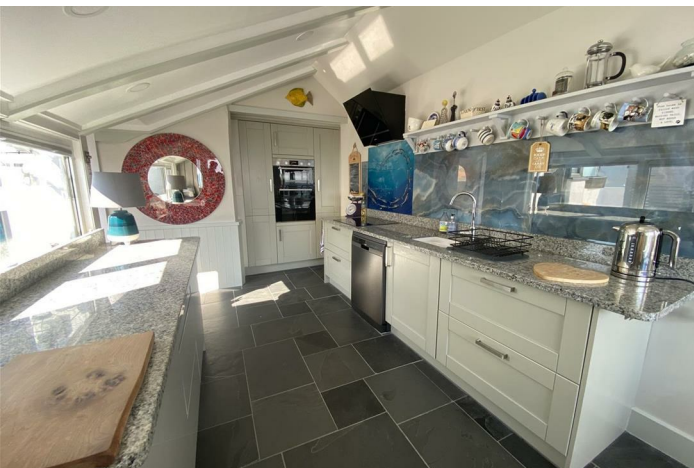
# The Haven, Porthallow Helston, TR12 6PW











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Nestled in the charming village of Porthallow, St. Keverne, this immaculate detached cottage offers a unique opportunity to live right above the picturesque Porthallow beach. With one cosy bedroom complimented with an ensuite, this beautifully renovated home boasts incredible sea views that will take your breath away. Step inside to discover a property that has been completely transformed to a superb standard, offering a perfect blend of modern comfort and traditional charm. The presence of a garage and parking space ensures convenience for your vehicles, a rare find in such a scenic location. One of the standout features of this cottage is the stunning rooftop balcony that overlooks the beach, providing a perfect spot to relax and soak in the beauty of the surroundings. Whether you're enjoying a morning coffee or watching the sunset, this balcony offers a truly magical setting. Don't miss out on the chance to own a piece of paradise in Porthallow. This property is a gem that combines coastal living with luxury, making it a dream home for those seeking a tranquil and idyllic lifestyle by the sea.



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

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**Guide price - £550,000**

**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**

- Living room
- Kitchen dining room
- Sun room/reception room
- Shower room

- Bedroom
- En-Suite
- Garage

**Outside**

The property benefits from some wonderful outdoor areas, comprising of a sun terrace, patio and a balcony from the bedroom. The sun terrace, which is situated above the garage, is a wonderful space finished with glass and stainless steel balustrade, and offers incredible views over Porthallow beach, out to the sea and coastline beyond. The patio from the sun room/reception room is a beautiful setting to enjoy your morning coffee from, laid to slate tile and affording incredible sea views.

**Parking & Garage**

The property benefits from parking to the front its garage, as well parking in the garage itself. There is also free parking available on the beach. The garage is fitted with power and light, and includes a WC with a basin. This is a wonderful asset to any property in this location.

**Services**

Mains water, electricity and drainage. Electric radiators and electric under floor heating (under floor in kitchen, sun room and shower room only). Freehold tenure.

**Agents note**

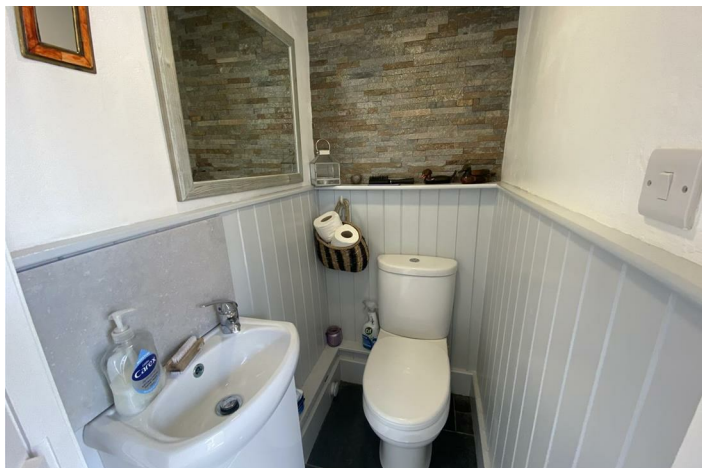
Our client has informed us that there is a parcel of land situated on the cliff, that is part of the same title. This parcel of land has no access to it, but we have a duty to inform any potential purchasers.

**Agents note two**

Our client has informed us that should people wish, there are household items that can be purchased via separate negotiation. Please contact the Mather Partnership for more information.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		18	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
Current	Potential	
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



**Council Tax - Band C**

**Anti-Money Laundering Regulations**

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**

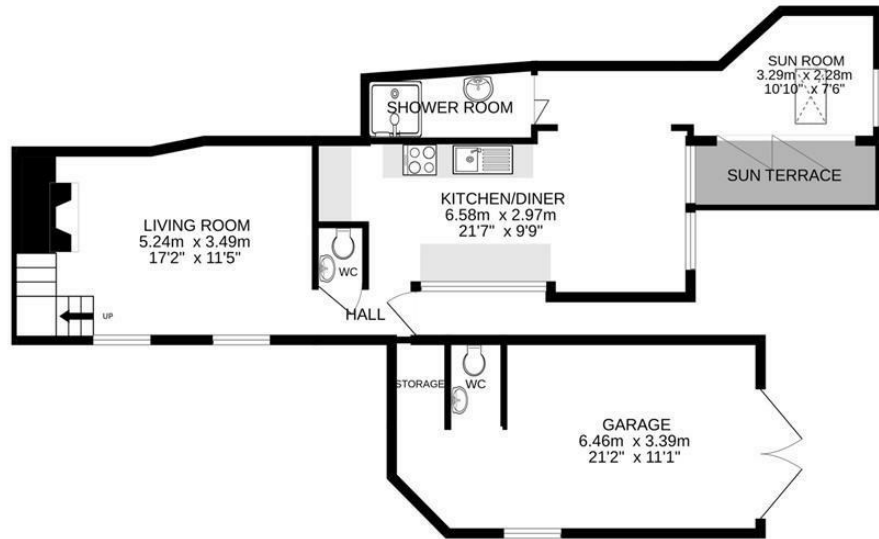
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

**Broadband & Mobile Phone Coverage**

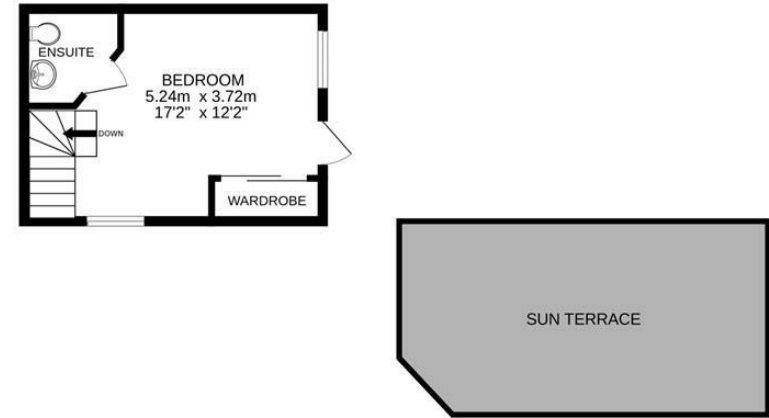
To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>



GROUND FLOOR



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.



