



Cosy Cottage  
Porthallow, TR12 6PW











# Cosy Cottage

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Step inside this beautifully restored two bedroom semi detached cottage, where charming original features meet modern sophistication. The heart of this home is an open plan kitchen/diner/lounge area, designed to be both light filled and spacious.

Enjoy the warm glow of the inglenook fireplace, complete with a log burner, and admire the traditional wooden beams overhead. The kitchen has plenty of storage and allows you to stay connected while entertaining friends and family. There is a useful stone worktop which is perfect for home baking.

Upstairs, you'll find two generously sized bedrooms, each thoughtfully designed for comfort and style. The modern shower room is not only sleek and easy to maintain but also provides a refreshing escape after a long day.

Venture outside to the low maintenance courtyard, a true suntrap perfect for relaxing or entertaining guests. With ample space for a large shed, this outdoor area also boasts stunning sea views.



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**Guide Price £350,000****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. 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 Landing

Bedroom One

Shower Room

Bedroom Two

**Outside**

To the front of the property there is a low maintenance courtyard which is a great space to relax on a sunny day. There is a large shed providing a useful amount of storage.

**Services**

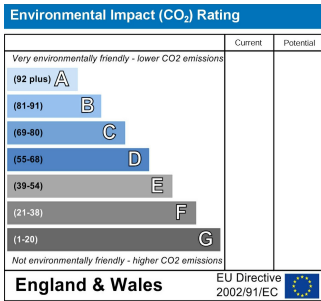
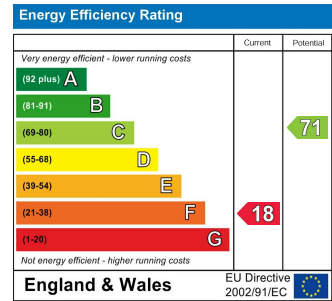
Mains water, drainage, electricity. Bottled Gas Central Heating.

**Rights of Way**

The neighbouring property has pedestrian right of access through the front garden of Cosy Cottage to the front of their property.

**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/>

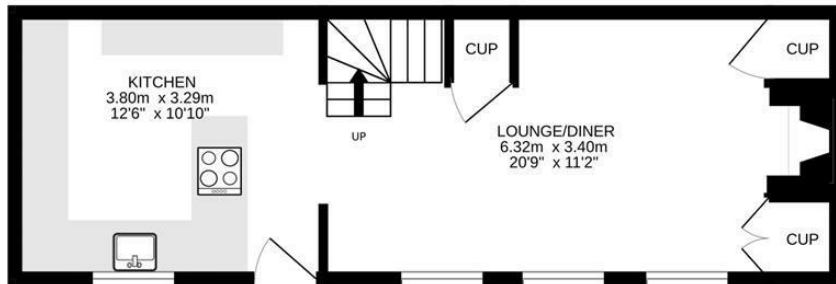
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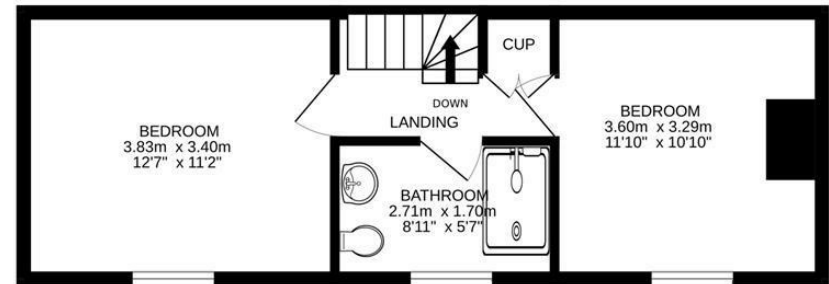




## GROUND FLOOR



## 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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