



33 Fore Street, Porthleven, TR13 9HQ

£700,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

33 Fore Street

- SIX-BEDROOM END-OF-TERRACE PROPERTY
- IN THE HEART OF PORTHLEVEN
- VERSATILE ACCOMMODATION ARRANGED OVER THREE LEVELS
- ONE BEDROOM ANNEXE
- PARKING AREA FOR SEVERAL VEHICLES
- LOW-MAINTENANCE REAR COURTYARD
- FORMER GUEST HOUSE WITH INCOME POTENTIAL, SUBJECT TO CONSENTS
- SEA & COUNTRYSIDE VIEWS
- COUNCIL TAX D FREEHOLD
- EPC D65

Situated in the heart of the highly sought after Cornish fishing village of Porthleven, this substantial six bedroom end of terrace property offers exceptional versatile accommodation arranged over three levels.

Formally operated as a guest house, the property has been considerably enhanced by the current vendors and offers a wealth of possibilities for those seeking a large family home, multiple generational living or a property with potential for additional income, subject to any necessary planning and consents. A particular feature is the four bay parking area to the side, an especially valuable asset in Porthleven when parking can be at a premium at times. To the rear is an attractive, low maintenance hard landscaped courtyard providing a pleasant floor space.

The accommodation is generously proportioned and includes a fabulous 20' lounge, open plan kitchen/diner, games room, utility room and ground floor W.C. The first floor provides four bedrooms including a master bedroom with ensuite facilities together with the family bathroom. The second floor offers two further bedrooms, one benefiting from an ensuite shower, along with an additional shower room.

The property also enjoys a range of appealing views including towards Porthleven Methodist Chapel, The Bickford Smith Institute Clock Tower, across neighbouring properties towards open countryside and out to sea.

Porthleven is a vibrant, picturesque fishing village and mainland Britain's most southerly port. The village is renowned for its many highly regarded restaurants, long beach, surfing, rugged coastline and clifftop walks. Community groups are thriving within the village with sports' clubs and a prize winning brass band which can be heard echoing around the harbour on many a summer's Sunday evening. Local amenities include shops, restaurants, Public Houses, galleries, supermarket, doctors' surgery and a well regarded primary school.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

Steps up and door with coloured glass to

HALL

With attractive tiled floor, an understairs cupboard and door to the kitchen/diner and door to







LOUNGE 20'9" x 20'6" maximum measurements (6.32m x 6.25m maximum measurements)

A large, dual aspect room with outlook to Fore Street Methodist Chapel opposite. This room in the past was utilised as the breakfast room for B&B residence and many years ago a butchers shop Wimbletons Butchers. Step down and door to

INNER HALL

With tiled floor, door to the rear courtyard, steps up and opening to

GAMES ROOM 15' x 9' average measurements (4.57m x 2.74m average measurements)

An irregular shaped room having a tiled floor, door and frosted window to the side, door to the W.C. and door to

UTILITY ROOM 7'6" x 5'3" (2.29m x 1.60m)

With space for a range of utilities including a washing machine.

W.C.

Comprising a close coupled W.C. and a wash basin with mixer tap over and cupboards under. There is a tiled floor and partially tiled walls.

KITCHEN/DINER 20'3" x 13'3" (6.17m x 4.04m)

A fabulous open plan kitchen/diner which is dual aspect with an outlook to the front and rear. There is a tiled floor and a built-in cupboard houses the boiler.

KITCHEN AREA

Comprising working top surfaces incorporating a sink unit with drainer and mixer tap over, cupboards and drawers under and wall cupboards over. Built-in appliances include a double oven with hob and hood over, a fridge/freezer and a dishwasher. The room has partially tiled walls and a stable style door to the rear courtyard.

STAIRS AND HALF LANDING

Stairs ascend to a half landing with large window to the rear, over other properties towards open countryside. Stairs then ascend to

UPPER LANDING

With doors to various bedrooms, office and stairs to the second floor.

BATHROOM

Comprising bath with both rain and flexible shower head over, a W.C. with concealed cistern and a wash basin with mixer tap over. There is a tiled floor, partially tiled walls, windows to the rear and a heated towel rail.

BEDROOM ONE 13'6" x 12' (4.11m x 3.66m)

With outlook to the front towards Fore Street Methodist Chapel, door to

EN SUITE

An en suite shower room with tiled walls, tiled floor, W.C. with concealed cistern, shower cubicle, a heated towel rail and a wash basin with cupboards under.

OFFICE 6'9" x 3'9" (2.06m x 1.14m)

A quirky small office space with outlook towards the Chapel.

BEDROOM TWO 15'9" x 10' (4.80m x 3.05m)

An irregular shaped room which is dual aspect with an outlook to the front towards Porthleven Methodist Chapel.

BEDROOM THREE 10'3" x 9'9" plus door recess (3.12m x 2.97m plus door recess)

A dual aspect room with outlook towards open countryside.

BEDROOM FOUR 10'3" x 6'6" (3.12m x 1.98m)

With outlook to the rear over other properties towards open countryside. This room is currently utilised as an additional office space.

STAIRS AND LANDING

Stairs ascend to the second floor with sky light, doors to two further bedrooms and sliding door to

SHOWER ROOM

Comprising a shower cubicle, wash basin with mixer tap over and cupboard under and a close coupled W.C. There is a skylight with views to open countryside.

BEDROOM FIVE 14'6" x 12'3" minus alcove storage area (4.42m x 3.73m minus alcove storage area)

Having skylights which provide a triple aspect and allow views towards the Chapel, open countryside and over the village towards the harbour, Bickfords Institute Clock Tower, pier and out to sea. Some areas of this room have limited headroom and eaves storage space.

BEDROOM SIX 14'3" x 9'6" narrowing to 7'3" minus door recess (4.34m x 2.90m narrowing to 2.21m minus door recess)

An L-Shaped room with skylight providing views towards the Chapel and towards open countryside. Some areas of the room have limited headroom, there is access to the eaves and sliding door to

ENSUITE

An ensuite shower room with skylight comprising a close coupled W.C., shower cubicle and a wash basin with mixer tap over and cupboard under.

ANNEXE

A self contained annexe area with stable style door to

LOUNGE/KITCHEN/DINER 10' x 9'6" average measurements (3.05m x 2.90m average measurements)

A small, open plan lounge, kitchen, diner with tiled floor, window to the courtyard, built-in cupboard and doors to the shower room and bedroom.

KITCHEN AREA

Comprising working top surfaces incorporating a sink unit with drainer, cupboards and drawers under and wall cupboards over. There is space for a fridge and a microwave.

SHOWER ROOM

Comprising a shower cubicle, close couple W.C. and a pedestal wash basin. There is a tiled floor, partially tiled walls and a frosted window to the courtyard.

BEDROOM 10' x 9'3" narrowing to 6'9" an irregular shaped ro (3.05m x 2.82m narrowing to 2.06m an irregular shap)

An L-Shaped room with window to the courtyard and having a tiled floor.

OUTSIDE

To the side of the property across an access lane are four allocated parking spaces which are a real feature of the residence. To the rear of the property is a pleasant enclosed courtyard which is hard landscaped for ease of maintenance.

SERVICES/UTILITIES

Mains electricity, water and drainage.

ANTI-MONEY LAUNDERING

We are required by law to ask all purchasers for verified ID prior to instructing a sale





CONSERVATION AREA

We understand this property is located in a conservation area. For details of conservation areas visit Cornwall Mapping and use the Council's interactive map.

COUNCIL TAX

Council Tax Band D.

DATE DETAILS PREPARED.

21st August 2026.

WHAT3WORDS

homelands remodel dash

FLOOD RISK

River & Sea Very Low Surface Water Low.

MOBILE AND BROADBAND

To check the broadband coverage for this property please visit - <https://www.openreach.com/fibre-broadband>

To check the mobile phone coverage please visit - <https://checker.ofcom.org.uk/>

PROOF OF FINANCE - PURCHASERS

Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.





Total area: approx. 242.4 sq. metres (2609.7 sq. feet)

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		
England & Wales	EU Directive 2002/91/EC	



Christophers Estate Agents

5 Wendron Street, Helston, TR13 8PT

01326 565566 | property@christophers.uk.com | christophers.uk.com

CHRISTOPHERS
ESTATE AGENTS