



4 Coastguard Cottages Peverell Terrace, Porthleven, TR13 9DY

£350,000 Leasehold

CHRISTOPHERS
ESTATE AGENTS

4 Coastguard Cottages Peverell

Terrace

- STYLISH ONE BEDROOM APARTMENT WITH CONTEMPORARY DESIGN
- STUNNING SEA, HARBOUR & VILLAGE VIEWS
- PATIO & DECKED AREA
- LANDSCAPED COMMUNAL GARDENS
- LEASEHOLD
- COUNCIL TAX C
- EPC D68

Occupying an elevated position on Peverell Terrace and commanding spectacular sea, harbour, and village views, this charming one-bedroom apartment forms part of the iconic former Coastguard Station, perched high above the bustling fishing village below. Believed to have been built in 1866, the building is steeped in local history and was once home to Henry Trengrouse's famous rocket lifesaving apparatus, adding a unique heritage appeal to this distinctive residence.

Beautifully presented, the apartment successfully combines period character with the comforts of modern living. The stylish contemporary kitchen is fitted with a range of integrated appliances, while the elegant bathroom has been thoughtfully designed to a high standard.

Outside, the property benefits from a low-maintenance rear garden, attractively landscaped and perfectly suited to al fresco dining, entertaining guests, or simply relaxing while enjoying the surroundings.

Porthleven is a vibrant and picturesque fishing village and is mainland Britain's most southerly port. The village is renowned for its many highly regarded restaurants, long beach, surfing, rugged coastline, cliff top walks and its prize winning brass band which can be heard echoing around the village on many a summers Sunday evening. Local amenities include shops, pubs, galleries, and well regarded primary school, supermarket and doctors surgery. The more extensive amenities of Helston with national stores, cinema and indoor swimming pool are just a few miles away.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)







DOOR TO

KITCHEN/DINER 19' x 10'3" (narrowing to 6') (5.79m x 3.12m (narrowing to 1.83m))

A stylish, fitted kitchen comprising of a range of contemporary wall and base units, composite stone working top surfaces incorporating a stainless steel under mount sink with mixer tap over. A range of appliances include an integrated fridge freezer, dishwasher, washer/dryer, a Neff built-in oven with hob and extractor hood over and a Neff integrated microwave. There is a cupboard housing a high pressure water heater. Steps lead to the lounge and doors to the bedroom and shower room. A door also leads from the kitchen out to the patio.

LOUNGE 15'3" x 10'9" (4.65m x 3.28m)

Having two windows with outlook to the front with great sea and harbour views, also views over properties to open countryside. A feature fireplace housing wood burner and there is a built-in storage cupboard.

INNER HALL

With doors to the bedroom and door to

SHOWER ROOM

A Villeroy and Boch bathroom suite comprising of a wall mounted wash basin, w.c. with concealed cistern. There is a shower cubicle with rain water shower head, a separate riser shower head and a glazed shower screen. There are slate effect tiles to the walls and floor, heated towel rail and a mirror with built-in LED lighting.

BEDROOM ONE 10'9" x 8'8" (3.28m x 2.64m)

Outlook to the front and enjoying lovely marine views. There are built-in wardrobes.

OUTSIDE

To the rear of the property is a patio area with steps leading to a sheltered decked, further patio area and a useful shed. To the front there is a patio with beautiful views to the sea, harbour and over properties to open countryside. The residents have use of a communal garden.

SERVICES

Mains water, electricity and drainage.

AGENTS NOTE ONE

Lease - We are advised that the property is leasehold residence with the remainder of a 999 year lease granted on the 31st January 2017.

AGENTS NOTE TWO

We are advised that the property has a third share of the freehold.

AGENTS NOTE THREE

We are advised the management company for this property is Belmont Property Management.

AGENTS NOTE FOUR

We are advised that there is a current annual service charge of £1,200. This includes maintenance of the garden and building insurance.

AGENTS NOTE FIVE

We are advised that no animals can be kept at the property.

WHAT3WORDS

campers.passwords.irritate

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 C.

DATE DETAILS PREPARED.

15th June 2026.

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

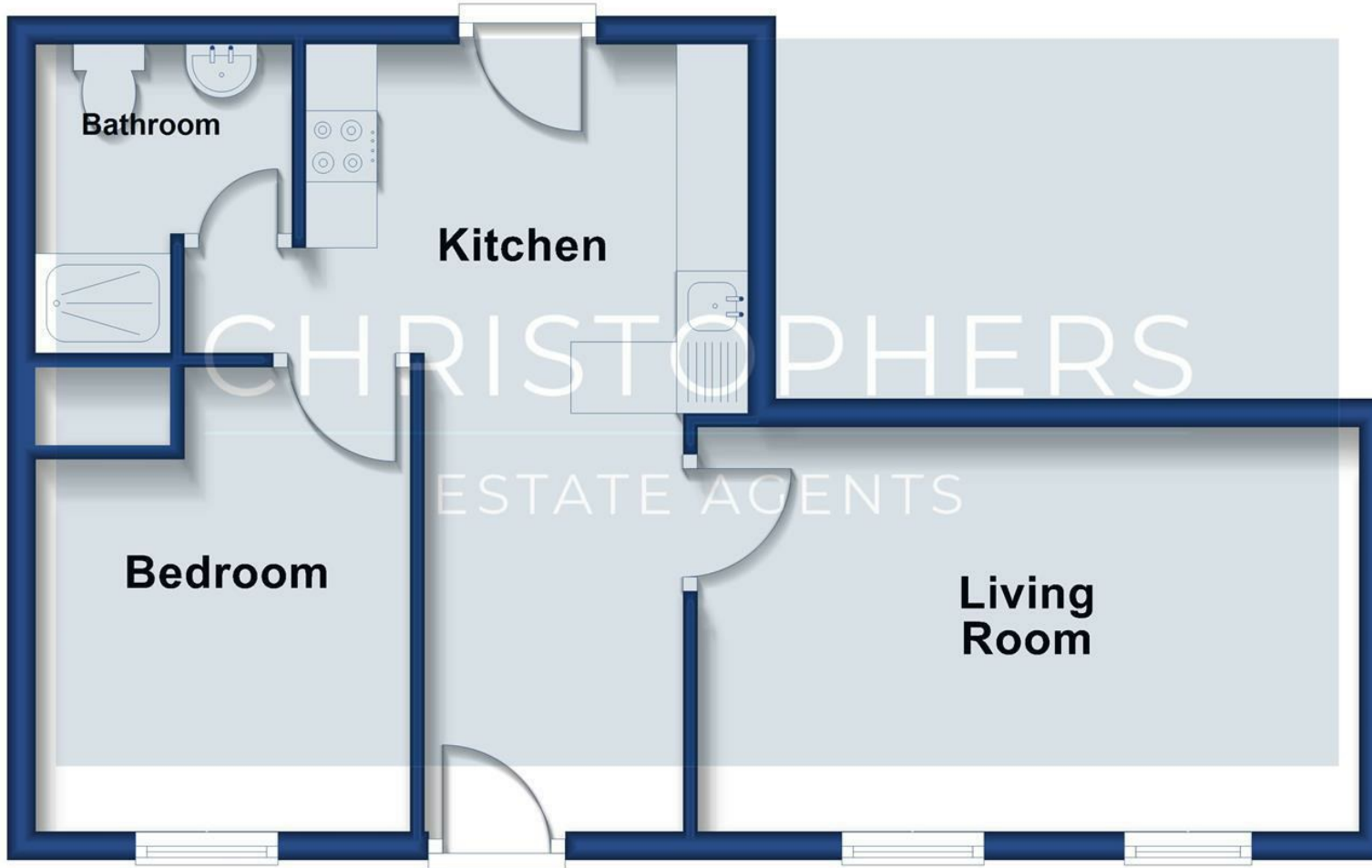
Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.





Ground Floor

Approx. 40.0 sq. metres (430.6 sq. feet)



Total area: approx. 40.0 sq. metres (430.6 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		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as fence and house details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.



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