



Captain's Rest

Captain's Rest Net Loft

**Captains Rest 1a Tetbury Cottage, Porthleven, TR13 9EL**

£595,000 Freehold

**CHRISTOPHERS**  
ESTATE AGENTS

# Captains Rest 1a Tetbury Cottage

- TWO BEDROOM TERRACED COTTAGE
- SOUGHT AFTER LOCATION
- CLIFFTOP SUN ROOM
- MOMENTS TO THE BEACH
- GARDEN & PARKING
- COUNCIL TAX EXEMPT
- FREEHOLD
- EPC E39

Captains Rest is located in one of the most sought after areas of the popular Cornish fishing village of Porthleven, just moments from the beach and conveniently positioned for enjoying all of the amenities this bustling coastal village has to offer. Stunning beach and sea views can be enjoyed from its clifftop net loft sun room which is detached from the main residence and enjoys an outlook over the beach, out to sea and the rugged Cornish coastline. The property is currently run as successful holiday let and has been enhanced by the current owners.

In brief, the accommodation comprises an entrance hall, bedroom one and completing the ground floor an ensuite shower room. On the first floor there is a lounge, shower room, bedroom two and an open plan kitchen/diner. To the outside of the property at the rear is a pleasant, hard landscaped garden which would seem ideal for Al Fresco dining whilst opposite the road to the front of the property is the sun room with patio terrace located on top of the beach. Also across the road from the main residence is a parking space for Captains Rest which with parking being at a premium at times in the village will win favour with prospective purchasers.







Porthleven is a vibrant, 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 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, Public Houses, galleries, supermarket, doctors' surgery and a well regarded primary school.

#### **THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)**

##### **DOOR TO**

##### **ENTRANCE HALL**

With tiled floor, stairs to the first floor and door to

##### **BEDROOM ONE 12'3" x 7'6" average measurements (3.73m x 2.29m average measurements)**

Of an irregular shape, outlook to the front over the road and out to sea. The room has a beamed ceiling, under stairs cupboard and a door to

##### **EN SUITE**

A stylish modern en suite shower room comprising a shower cubicle, wash basin with waterfall style mixer tap over and w.c. with concealed cistern. There are tiled walls, tiled floor, heated towel rail, spotlighting and a bathroom mirror with light and bluetooth connectivity.

##### **STAIRS**

Stairs ascend to the first floor and open onto

##### **LOUNGE 13'6" x 11'9" (average measurements) (4.11m x 3.58m (average measurements))**

Of an irregular shape, enjoying views to the front and out to sea. Opening to

##### **HALL**

With spotlighting and doors to all remaining internal rooms.

### SHOWER ROOM

An attractive suite comprising shower cubicle, pedestal wash basin with mixer tap over and a w.c. with concealed cistern. There is a tiled floor, tiled walls, spotlighting, heated towel rail and a bathroom mirror with light.

### BEDROOM TWO 10'3" x 7'3" narrowing to 5'6" (3.12m x 2.21m narrowing to 1.68m)

Having a window to the side, skylight and a door to a built in cupboard housing a water tank.

### KITCHEN/DINER 13'6" x 10'3" (4.11m x 3.12m)

An open plan kitchen/diner comprising working top surfaces incorporating a one and a half bowl sink unit with drainer and mixer tap, cupboards and drawers under and wall cupboards over. An array of built in appliances include a double oven, hob with hood over, dishwasher, washing machine and a fridge/freezer. There is a tiled floor, outlook to the side, skylight, outlook and French doors to the rear garden.

### REAR GARDEN

To the rear of the property is a pleasant patio area which would seem ideal for alfresco dining and a raised area with stone clippings for ease of maintenance.

### SUN ROOM 10'6" x 8' (3.20m x 2.44m)

Located opposite the main residence and across the road is this delightful sun room which is perched on top of the sea defence wall and enjoying simply stunning views out to sea, over the beach and the rugged Cornish coastline. The room has a tiled floor and French doors opening onto

### SUN ROOM PATIO

A fantastic outside space which would seem ideal for sitting back and relaxing whilst enjoying the fine marine outlook in this clifftop position.

### PARKING

There is a parking space opposite the main residence and close to the sun room.

### SERVICES

Mains water, drainage and electricity.





**WHAT3WORDS**  
angry.reef.bared

**COUNCIL TAX BAND**  
Exempt.

**AGENTS NOTE**

The picture shows Velux style windows on the Captain's Rest Net Loft we would point out that these are no longer there.

**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.

**ANTI MONEY LAUNDERING REGULATIONS - PURCHASER**

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

**PROOF OF FUNDS - 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.

**DATE DETAILS PREPARED**

6th May 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/>



**Ground Floor**  
Approx. 197.6 sq. feet



**First Floor**  
Approx. 471.3 sq. feet



CHRISTOPHER  
ESTATE AGENTS

Total area: approx. 668.9 sq. feet



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			80
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>		39	
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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 a property or any other fixtures or fittings, gardens, roof terraces, balconies and communal gardens as well as fixtures and fittings. Details cannot have their accuracy guaranteed for intending purchasers. Lesser 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.



## Christophers Estate Agents

5 Wendron Street, Helston, TR13 8PT

01326 565566 | [property@christophers.uk.com](mailto:property@christophers.uk.com) | [christophers.uk.com](http://christophers.uk.com)

CHRISTOPHERS  
ESTATE AGENTS