

FOR SALE



Thomas Street, Porthleven
Guide Price £265,000


MARTIN&CO

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- TRADITIONAL COTTAGE
- FULL OF CHARACTER
- WOOD BURNING STOVE
- LPG GAS CENTRAL HEATING
- SOLAR PANELS

This truly delightful three bedroom cottage in the centre of Porthleven has lots of natural light from the ground and first floor south facing windows and is the epitome of a traditional fisherman's cottage.

Thomas Street is a pretty road of mostly traditional Cornish cottages, close to the centre of Porthleven, just a 5 minute walk (0.2 miles) to the historic harbour and around half a mile to the beach on Loe Bar Road.

Entering the lounge on the ground floor, you are immediately struck by the abundance of natural light which comes through the large, shuttered window. An original fireplace fitted with a wood burning stove on a slate hearth, beamed ceilings and painted stone walls add to the character of this cosy cottage.



A few steps to one side lead down to the kitchen which is positioned below the neighbouring gallery. Here you will find a range of cottage-style fitted units along with spaces for appliances, a slate floor and room for a small kitchen table and chairs. The back door leads out to the rear courtyard which has street access and space for bins, storing logs, drying washing and storing LPG gas for the central heating.

Heading back into the lounge, a door in the corner leads to stairs which go down to the lower ground floor where there is a large principal bedroom and a WC.

On the first floor there are two further bedrooms (a small double and a single), both with large, shuttered windows, and a cottage-style bathroom with tongue and groove panelling, a shower over bath, with a hoop shower-curtain rail, WC and sink.

LPG Gas Central Heating

Solar Panels

uPVC Double Glazing

Rear Courtyard

2 WCs

EPC – E

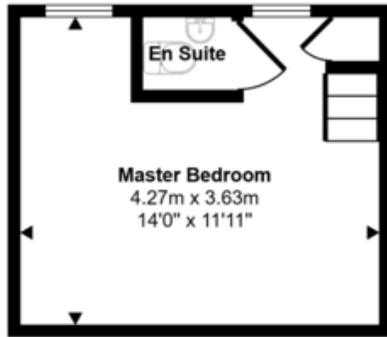
Council Tax Band – B

LOCATION

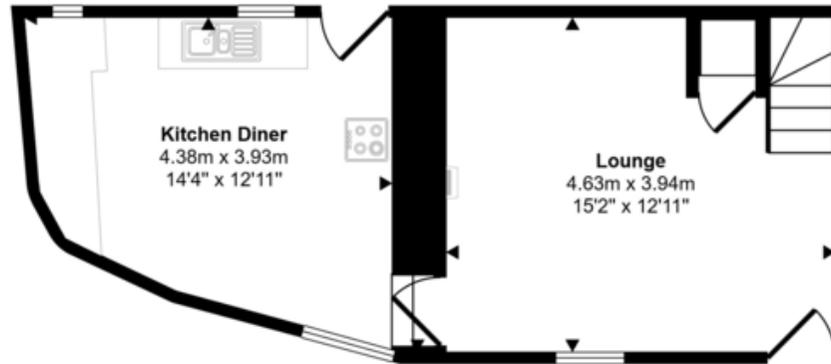
Porthleven is a picturesque, small coastal town, noted as the most southerly port in Great Britain and renowned as one of Britain's best-known surfing spots due to its powerful swells. Quaint streets and a bustling harbour lead down to the majestic granite pier and the landmark Porthleven clock tower, recognisable in many a Cornish photograph and painting! Village amenities are plentiful and include a Primary School and a variety of quaint pubs, shops and cafes around the famous harbour. Larger supermarkets and other facilities can be found around 2.5 miles away in the nearby town of Helston.



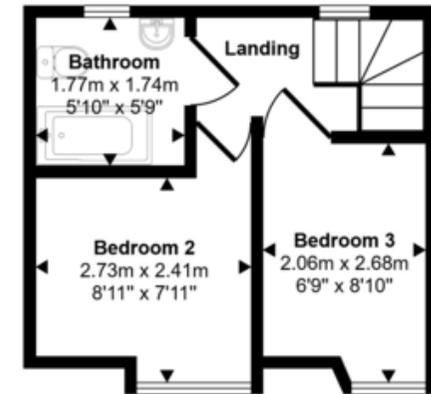
Approx Gross Internal Area
70 sq m / 751 sq ft



Lower Floor
Approx 16 sq m / 167 sq ft



Ground Floor
Approx 35 sq m / 373 sq ft



First Floor
Approx 20 sq m / 210 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Martin & Co Falmouth

72 Kimberley Park Road • Falmouth • TR11 2DF
T: 01326 697696 • E: falmouth@martinco.com

01326 697696

<http://www.martinco.com>


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