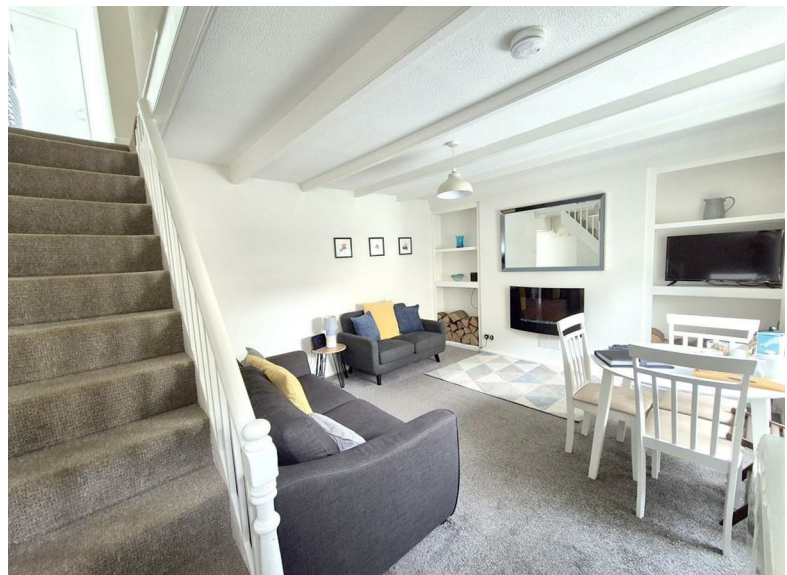


CHRISTOPHERS

ESTATE AGENTS



An opportunity to purchase a two bedroom, terraced cottage in the heart of this sought after Cornish fishing village.



An opportunity to purchase a two bedroom terraced cottage of immense charm and character in the sought after Cornish fishing village of Porthleven.

Situated in a popular residential area of Thomas Terrace in the heart of the village is this charming cottage. The residence, which has been greatly enhanced by the current owners is beautifully presented and currently run as a successful holiday let.

In brief, the accommodation comprises, on the ground floor, a lounge/diner and a kitchen. On the first floor is a bathroom and two bedrooms. To the outside of the property, to the rear, is a small courtyard with outbuilding.

Porthleven is a thriving sea side Cornish fishing village with its harbour providing a focal point. Around this cluster many pubs, restaurants and shops. The village provides amenities to cater for every day needs as well as a primary school, whilst the more comprehensive amenities of Helston are a few miles distant and these include national stores, cinema and sports centre with indoor swimming pool. Situated between Helston and Porthleven is the beautiful Penrose Estate which is managed by The National Trust and where one may delight in the many walks and trails through the Cornish countryside around Loe Pool which is Cornwall's largest natural freshwater lake.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

LOUNGE/DINER 4.42M X 3.73M (14'6" X 12'3")

With stairs to the first floor, alcove shelving, outlook to the front and beamed ceiling. There is an understairs cupboard and opening to the kitchen.

KITCHEN 2.36M X 2.21M (7'9" X 7'3")

With working top surfaces incorporating a sink unit with drainer and mixer tap over, cupboards and drawers under and wall cupboards over. There is space for an oven with built-in hood over, washing machine and a fridge. Partially tiled walls, door and window to the rear courtyard.

STAIRS & LANDING

With doors to both bedrooms, access to the loft and door to bathroom.

BATHROOM

A suite comprising a bath with both rain and flexible shower heads over, mixer tap, close coupled W.C. and washbasin with mixer tap over and cupboards under. Heated towel rail, window to the side, partially tiled walls and a built-in cupboard housing a water tank with immersion heater.

BEDROOM ONE 3.73M X 2.44M (12'3" X 8')

With outlook to the front.

BEDROOM TWO 2.90M NARROWING TO 1.83M X 2.13M (9'6" NARROWING TO 6' X 7')

An 'L' shaped room with outlook to the front.

OUTSIDE

To the outside to the rear of the property is a small outbuilding and courtyard.

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.

SERVICES

Mains water, electricity and drainage.

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/>

VIEWING

To view this property or any other property we are offering for sale, simply call the number on the reverse of these details.

DIRECTIONS

From our Porthleven office proceed up Fore Street and at the top of the road, head around the corner and take the second turning on your right hand side into Thomas Terrace. Proceed down the hill and then follow the bend around to the right and as one starts to climb the hill, the property will be found after a short distance on your right hand side.

DATE DETAILS PREPARED

25th March, 2025.

ANTI-MONEY LAUNDERING

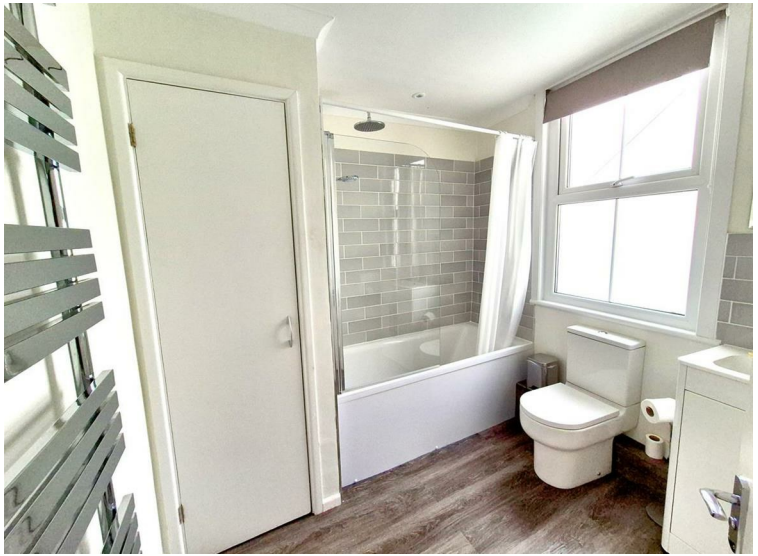
We are required by law to ask all purchasers for verified ID prior to instructing a sale.

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.

6, THOMAS TERRACE,
PORTHLEVEN, CORNWALL, TR13
9DE
PRICE GUIDE £275,000

IMPORTANT AGENTS NOTES: Christophers Estate Agents for themselves and the vendors or lessors of this property confirm that these particulars are set out as a general guide only and do not form part of any offer or contract. Fixtures, fittings, appliances and services have not been tested by ourselves and no person in the employment of Christophers Estate Agents has any authority to give or make representation or warranty whatsoever in relation to the property. All descriptions, dimensions distances and orientation are approximate; they are not suitable for purposes that require precise measurement. Nothing in these particulars shall be taken as implying that any necessary building regulations, planning or other consents have been obtained. The photographs show only certain parts and aspects of the property which may have changed since they were taken. It should not be assumed that the property remains exactly the same. Intending purchasers should satisfy themselves by personal inspection or otherwise to the correctness of each of the statements, which are given in good faith but not to be relied upon as statements of fact. If double glazing is mentioned in these details purchasers must satisfy themselves as to the amount of double glazed units in the property.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D		58
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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