

Tide The Gue, Porthleven, TR13 9HX

£180,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

Tide The Gue

- END-OF-TERRACE FORMER NET LOFT WITH LIVE/WORK USE
- LOCATED IN THE HEART OF PORTHLEVEN
- GROUND FLOOR ARTIST/POTTERY STUDIO
- CHARACTERFUL OPEN-PLAN LIVING AREA WITH VAULTED BEAMED CEILING
- WOOD BURNER, MODERN SHOWER ROOM & MEZZANINE STORAGE
- IDEAL OPPORTUNITY FOR ARTISTS SEEKING A UNIQUE LIVE/WORK PROPERTY
- FREEHOLD
- COUNCIL TAX A
- EPC E44

Discover a rare opportunity to acquire an end-of-terrace, former net loft with live/work usage in the heart of the picturesque Cornish fishing village of Porthleven. Currently occupied by a successful local potter, this property offers a unique combination of artistic workspace and open plan living.

The property is arranged over two levels, with the ground floor dedicated to workshop space, equipped with Phase 3 electric and an industrial extractor, making it ideal for various artistic endeavours, particularly as a pottery studio. The property comes with specific live/work restrictions designed to maintain its artistic integrity. We are advised that the business use is confined to an artist or potter's studio only, and residential occupancy is limited to individuals primarily engaged in this business, along with certain dependents. Please note that retail sales are not permitted from the premises.

On the first floor, you will find a characterful open-plan living space adorned with a stunning vaulted beamed ceiling and part-exposed floorboards, enhancing the property's charm. A cozy wood burner acts as a focal point for the room, providing warmth and ambiance. The living area is completed by a small kitchen, a modern shower room, and a practical mezzanine storage area, optimizing space and functionality.

This property presents an exceptional opportunity for artists or creatives seeking a dedicated workspace and a living environment. Embrace the vibrant community and inspiring surroundings of Porthleven while making this unique property your own.




FD55 KYL



Porthleven is a thriving seaside Cornish fishing village with its large harbour providing a focal point. Around this cluster many pubs, restaurants and businesses. The village provides amenities to cater for everyday 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.

Located between Helston and Porthleven is the beautiful Penrose Estate, managed by The National Trust, with its many walks and trails through the Cornish countryside around Loe Pool which is Cornwall's largest natural fresh water lake. Porthleven has a prize winning Brass Band which, on many a summer's Sunday evening, can be heard echoing around the village, creating atmosphere and ambience for both residents and visitors.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

DOOR & SIDE STEP DOWN TO

WORKSHOP 21'9" x 9'3" average measurements (6.63m x 2.82m average measurements)

A good size workshop area which has a large window to the front aspect and an obscured window to the rear. This area has an industrial extractor and kilns currently connected. The kilns are not included in the sale price but we are advised maybe available for purchase by a separate negotiation. There is a working top surface that incorporate a ceramic sink unit with drainer and mixer tap over and cupboards under. Door to

STAIRS

Stairs to the first floor and opening to

OPEN PLAN LIVING SPACE 22'6" x 9'9" narrowing to 6'9" (6.86m x 2.97m narrowing to 2.06m)

An open plan area with partially vaulted beamed ceiling with skylight, part exposed floorboards and a wood burner acting as a focal point for the room. The room is dual aspect and is versatile to act as a bedroom with ladder style steps to a mezzanine storage area.

KITCHEN AREA

Attractive stone working top surfaces incorporating a sink unit with drainer and mixer tap over, cupboards under, oven and hob over. There is an independent electric water heater and door to

SHOWER ROOM

Comprising a W.C., shower cubicle with rain shower head, wash basin with surround, mixer tap over and cupboard under. There are partially tiled walls and a skylight.

AGENTS NOTE ONE

We are advised that this premises is to be occupied by an artist/potter. Purchasers should satisfy themselves that they meet this criteria.

AGENTS NOTE TWO

Full details of the use of the property along with restrictions can be found on the Cornwall Council Planning website using planning reference number PA19/07744.

AGENTS NOTE THREE

The mortgageable ability for this property may differ from lender to lender so we would recommend speaking to a financial advisor about what finance option are available for your purchase should you require a mortgage.

SERVICES

Mains water, electricity and drainage.

WHAT3WORDS

wipes.developed.grafted

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 A.

DATE DETAILS PREPARED.

18th 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.

FLOOD RISK

River & Sea Very Low Surface Water Very Low.





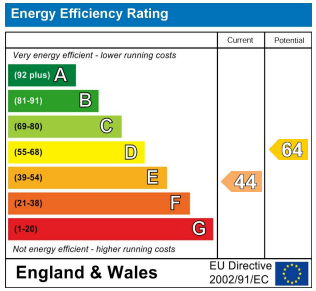












These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees 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 tenure and lease 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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