

Oyster Cottage Wellington Road, Porthleven, TR13 9AB

£235,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

Oyster Cottage Wellington Road

- TWO BEDROOM COTTAGE
- CURRENTLY A SUCCESSFUL HOLIDAY LET
- POPULAR VILLAGE LOCATION
- BEAUTIFULLY PRESENTED THROUGHOUT
- SMALL PATIO AREA
- CHARACTER FEATURES
- FREEHOLD
- CLOSE TO SHOPS, PUBS AND RESTAURANTS
- EPC E39
- COUNCIL TAX EXEMPT

Situated in the hearth of the sought after Cornish Fishing Village of Porthleven is this semi detached, two bedroom character cottage of immense charm and character. The residence, which is currently run a successful holiday let, is beautifully presented and character features include an attractive local stone facade, beamed ceiling and exposed stone walls.

In brief, the accommodation comprises on the ground floor an open plan lounge/kitchen diner and on the first floor is a shower room and two bedrooms.







LOUNGE/KITCHEN DINER 18'9 x 12'6 (average measurements) (5.72m x 3.81m (average measurements))

A characterful irregular shaped room with beamed ceiling, outlook to the front and stable style door to the outside. The room has a feature fireplace which houses a wood burner on a stone hearth with local stone surround.

KITCHEN AREA

Comprising attractive worktop surfaces incorporating a Belfast sink with mixer tap over, cupboards and drawers under. Built in appliances include an oven with hob and hood over, a washing machine, dishwasher and a fridge. Door to a walk in store (which was locked at the time of inspection).

STAIRS AND LANDING

With doors to all remaining rooms.

BEDROOM ONE 11'3 x 8'9 (average measurements) (3.43m x 2.67m (average measurements))

having an access to the attic space, exposed floor boards and an outlook to the front.

BEDROOM TWO 10 x 6'9 (3.05m x 2.06m)

With outlook to the front.

SHOWER ROOM

An attractive suite comprising a shower, close coupled WC, wash basin with mixer tap over and cupboards under a towel rail. The room has partially tiles walls, a window to the side and spot lighting.

GARDEN

A "petite" garden providing a pleasant outside space.

STORE CUPBOARD

A useful space and a window with an outlook to the rear.

DIRECTIONS

From our Porthleven office proceed up Fore Street and at he top of the hill follow the road around to the right and onto Wellington Road. The property will be found on your right hand side directly opposite the Public Hall.
what3words weddings.sediment.redeemed

SERVICES

Mains electricity, water and drainage.

AGENTS NOTE

We are advised that planning permission has been granted for two new dwellings on land behind Oyster Cottage. The planning reference number is PA23/02429 and full details can be found on the Cornwall Council Planning portal website.











AGENTS NOTE TWO

We are advised that there is a shared pathway to the front of Oyster Cottage which is shared between Oyster Cottage and neighbouring properties. This path also provides access to the garden area.

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.

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/

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.

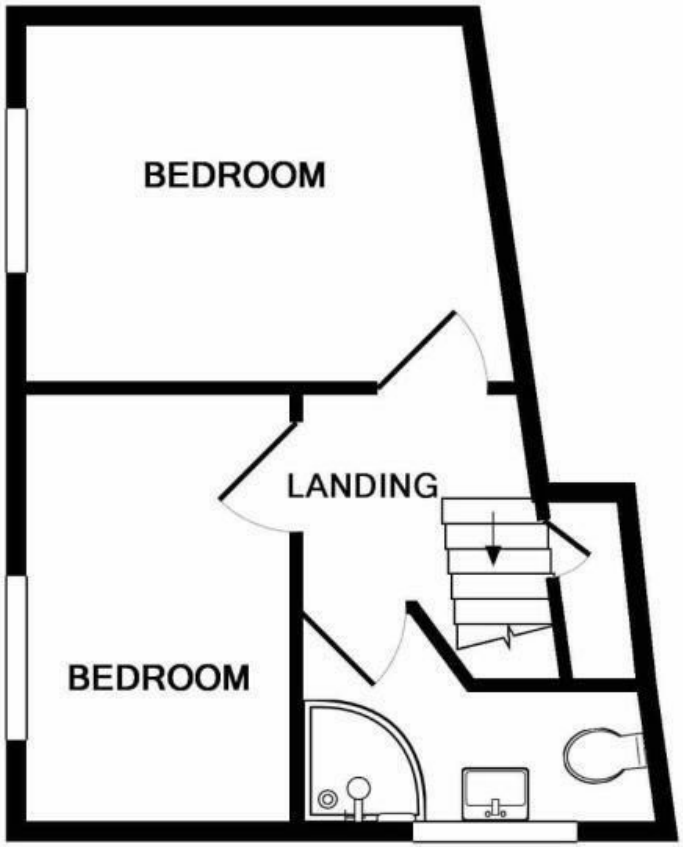
DATE DETAILS PREPARED.

Details prepared 22nd November 2024.

FLOOD RISK

River & Sea Very Low Surface Water Very Low.





GROUND FLOOR

1ST FLOOR

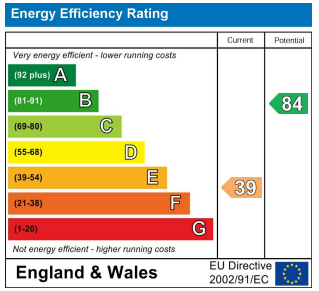
PROUD GUILD MEMBER

THE GUILD PROPERTY PROFESSIONALS

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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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.

Christophers Estate Agents

5 Wendron Street, Helston, TR13 8PT

01326 565566 | property@christophers.uk.com | christophers.uk.com

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