

CHRISTOPHERS

ESTATE AGENTS



An opportunity to purchase a semi-detached, one bedroom studio in the heart of the Cornish fishing village of Porthleven.



Successful holiday let in heart of Porthleven.

Situated in the heart of this sought after Cornish fishing village, is this beautifully presented, one bedroom studio. The property, which is currently run as a very successful holiday, can not be a permanent residence and is located in an off the beaten track between the terraces of Thomas Terrace and Thomas Street. The space has been creatively designed and would appear to offer an ideal investment/bolthole. Figures from previous holiday lettings are available to interested parties on request. The owners advise this space has been creatively designed to ensure quick and efficient changeovers.

In brief, the accommodation comprises an open plan lounge/kitchen/diner with pull down full sized double bed and a shower room.

Porthleven is a thriving sea side Cornish fishing village with its harbour providing a focal point. Around this cluster many pubs, restaurants and businesses. 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)

Stable style door to;

LOUNGE/KITCHEN/DINER 5.33M X 3.58M NARROWING TO 1.45M (17'6" X 11'9" NARROWING TO 4'9")
An open plan room with spotlighting, skylights and frosted windows to the front.

KITCHEN AREA

An attractive modern kitchen comprising working top surfaces incorporating a sink unit with drainer and mixer tap over, cupboards and drawers under. There is a built-in fridge, a hob with hood over, combination microwave oven and a breakfast bar with pendant lighting.

SHOWER ROOM

A suite comprising a close coupled W.C. with concealed cistern, shower cubicle and washbasin with mixer tap and cupboard under. There is a heated towel rail, spotlighting and built-in mirror with cabinet and lighting.

SERVICES

Mains electricity, water and drainage

AGENTS NOTE

We are advised is to be used as a holiday let and not a permanent residence.

AGENTS NOTE TWO

The owners advise us that they would be happy to sell 'The Hideaway' as a going concern, equipped and with all bookings.

DIRECTIONS

From our Porthleven office, proceed up Fore Street and at the top of the hill follow the road around to the right. Take the second turning on your right hand side into Thomas Terrace and immediately turn right into Thomas Street. Immediately on the left you will see a path which goes between the two roads and The Hideaway will be found after a short stroll on your left hand side.

VIEWING

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

COUNCIL TAX

Council Tax Exempt as non residential property.

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.

7th February 2025

ANTI-MONEY LAUNDERING

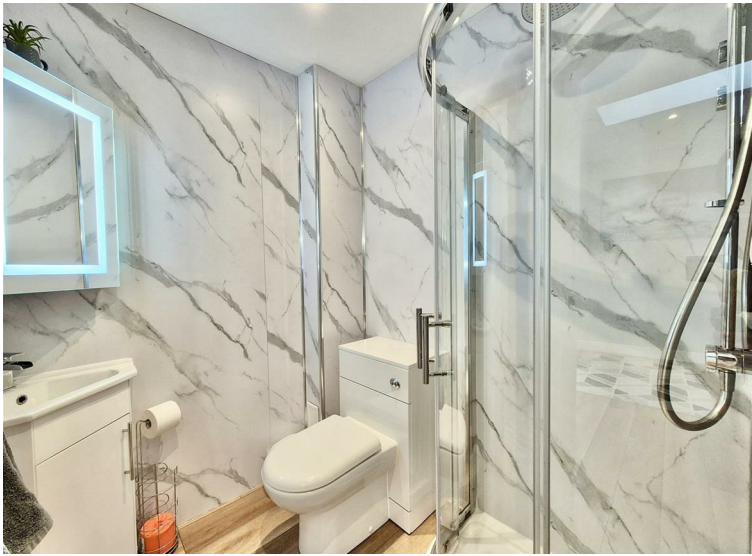
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CONSERVATION AREA

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.

THE HIDEAWAY THOMAS TERRACE, PORTHLEVEN, CORNWALL, TR13 9DE PRICE GUIDE £150,000

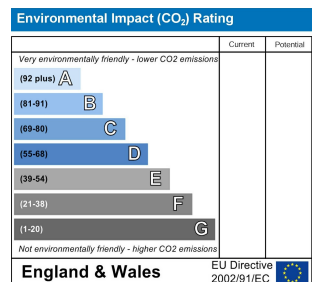
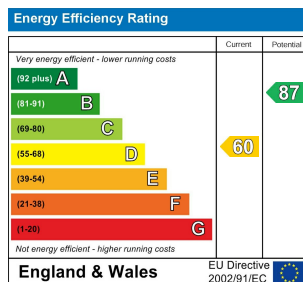
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