



6, Thomas Terrace, Porthleven, TR13 9DE

£239,950 Freehold

CHRISTOPHERS

ESTATE AGENTS

6, Thomas Terrace

- TWO BEDROOM TERRACED COTTAGE
- IMMENSE CHARM AND CHARACTER
- CURRENTLY RUN AS A SUCCESSFUL HOLIDAY LET
- SMALL COURTYARD WITH OUTBUILDING
- SEASIDE CORNISH FISHING VILLAGE
- FREEHOLD
- COUNCIL TAX - BUSINESS EXEMPT
- EPC D58







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 14'6" x 12'3" (4.42m x 3.73m)

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 7'9" x 7'3" (2.36m x 2.21m)

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 12'3" x 8' (3.73m x 2.44m)

With outlook to the front.

BEDROOM TWO 9'6" narrowing to 6' x 7' (2.90m narrowing to 1.83m x 2.13m)

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

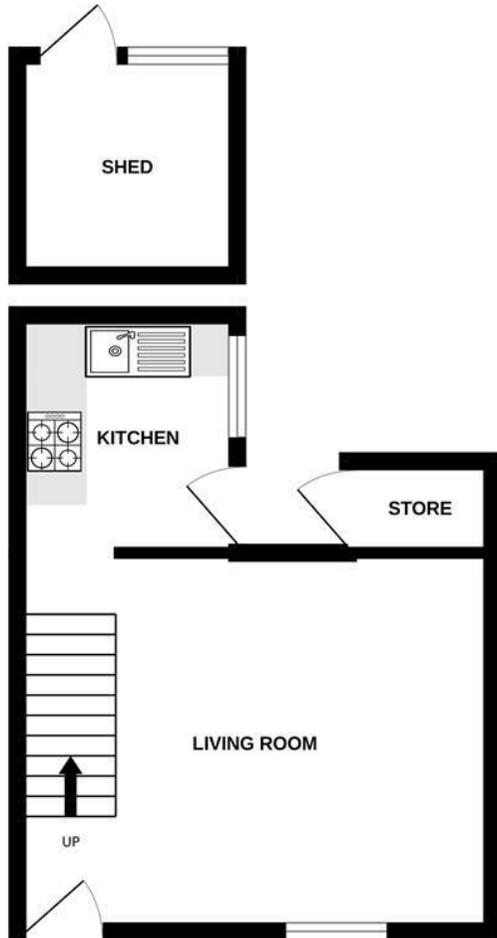
We are required by law to ask all purchasers for verified ID prior to instructing a sale.

PROOF OF FINANCE - PURCHASERS

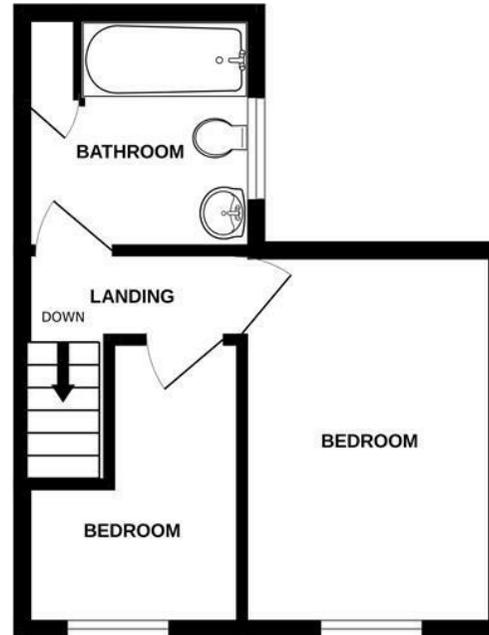
Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.



GROUND FLOOR
312 sq.ft. (29.0 sq.m.) approx.



1ST FLOOR
250 sq.ft. (23.2 sq.m.) approx.



TOTAL FLOOR AREA: 562 sq.ft. (52.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			89
(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	

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 fence and gate details cannot have their accuracy guaranteed for intending purchasers. Lesser 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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