

The White House Salt Cellar Hill, Porthleven, TR13 9DP

£350,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

The White House Salt Cellar Hill

- THREE BEDROOM CHARACTER COTTAGE
- SEMI-DETACHED, CHARACTER RESIDENCE
- IDEAL FOR A PERMANENT RESIDENCE, SECOND HOME OR HOLIDAY LET
- GREAT LOCATION
- CORNISH FISHING VILLAGE
- MODERN ELECTRICAL HEATING
- FREEHOLD
- EPC - F21
- COUNCIL TAX C







An opportunity to purchase a beautifully presented three bedroom character cottage situated a short stroll from the harbour in the popular coastal village of Porthleven.

This semi-detached, character residence would seem ideal for a permanent residence, second home or holiday let in this great location.

In brief the accommodation comprises of a hall, open plan lounger/diner and completing the ground floor a kitchen. On the first floor is the master bedroom with en-suite shower room, bedroom two and a very well appointed family bathroom. A stairway leads to the attic bedroom where views are enjoyed over properties towards the harbour. It is heated by modern electrical heating

Porthleven is a vibrant picturesque Cornish fishing village which boasts many amenities including shops, restaurants, pubs, doctor's surgery and a very well regarded primary school. It is renowned for its surfing, rugged coastline, beaches and cliff top walks. The nearby market town of Helston provides more extensive amenities including national stores, cinema, health centres and leisure centre with indoor pool.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)
Door to hall.

HALL
Stairs to first floor, door to kitchen and door to open plan lounge/diner.

OPEN PLAN LOUNGE/DINER

LOUNGE AREA 12' (plus door recess) 9'6"
Outlook to the front, inset spot lights and opening to dining area.

DINING AREA 7'9" x 7'6"
Outlook to the rear courtyard, under stairs storage cupboard, inset spot lights and opening to the kitchen.

KITCHEN 10'5" x 8'11" average measurements plus recess (3.18m x 2.72m average measurements plus recess)
An irregular shaped room with a good range of units, granite work top surfaces incorporating a 'Belfast' sink with mixer tap, cupboards and drawers under and wall cupboards over. A good range of built in appliances including dishwasher, washer/dryer, hob with hood over, double oven and a fridge/freezer. Inset spot lights and French doors lead out to the rear courtyard.

STAIRS AND LANDING
With 'eye level' cupboard housing the hot water tank. From the landing doors to bedroom one.

BEDROOM ONE 12'9" x 8'
Dual aspect room with views to the outer harbour and sea, built in wardrobe and door to the en suite shower room.

EN SUITE SHOWER ROOM
With suite comprising of shower cubicle, pedestal wash basin with mixer tap, close coupled w.c., heated towel rail, extractor, fully tiled walls and frosted window to rear.

BEDROOM TWO 9'9" x 8'9"
Outlook to the front, 2 built in wardrobes with drawers under, inset spot lights.

BATHROOM
White suite comprising of bath with mixer attachment, w.c. with concealed cistern, two built in wash basins with mixer taps, cupboards under. Heated towel rail, extractor, partially tiled walls, inset spot lights and frosted window to rear.

Stairs leading to attic room

ATTIC ROOM 17'10" x 10'5"
With sloping ceilings giving limited headroom on both sides, two dormer windows giving views to the inner harbour, 'Velux' window.

OUTSIDE
A pathway leads to a side gate to the rear courtyard which would seem ideal for alfresco dining.













SERVICES

Mains water, electricity and drainage.

AGENTS NOTE

The neighbouring property, Marroy, owns the pathway on the seaward side of the property which leads to some historic, no longer in use, steps. The White House has a right of way over this area to access the rear courtyard.

VIEWING

To view this or any other property we are offering for sale simply call the numbers on the reverse.

DIRECTIONS

From our Porthleven office proceed down Fore Street and past the Harbour Inn on your left hand side and take the next turning left up Salt Cellar Hill. The property will be found a little way along on the right hand side.

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/

COUNCIL TAX BAND

Council Tax Band C.

DATE DETAILS PREPARED

2nd June, 2025.

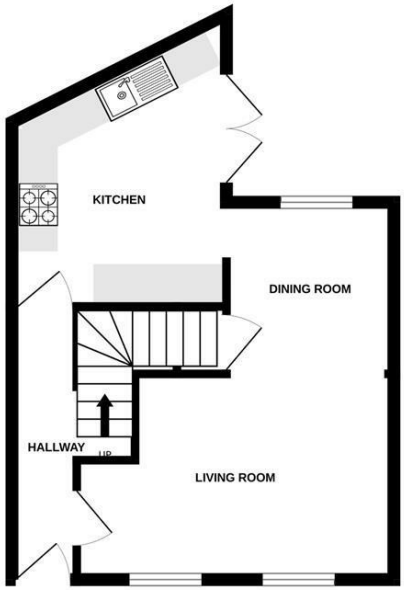
ANTI-MONEY LAUNDERING

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

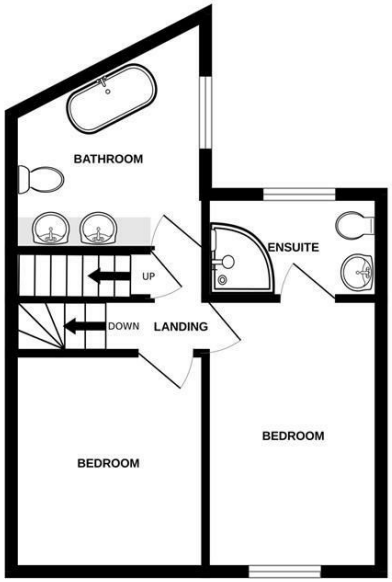
PROOF OF FINANCE - PURCHASERS

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.

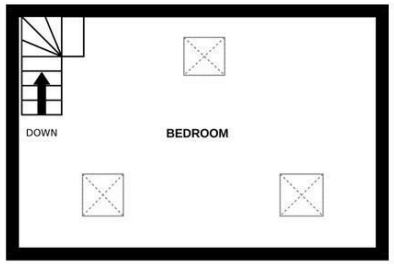
GROUND FLOOR
360 sq.ft. (33.5 sq.m.) approx.



1ST FLOOR
343 sq.ft. (31.9 sq.m.) approx.

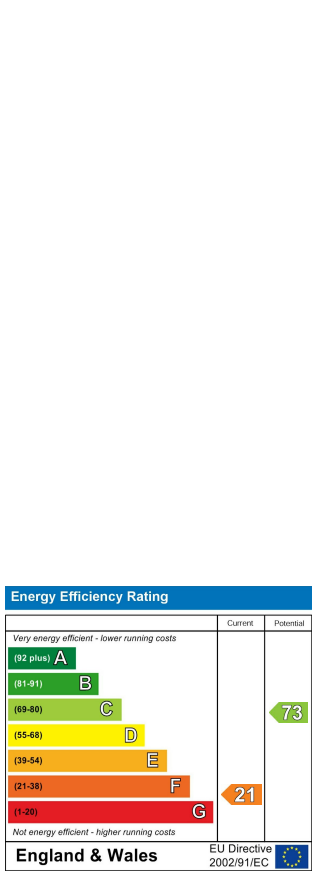


2ND FLOOR
187 sq.ft. (17.4 sq.m.) approx.



TOTAL FLOOR AREA : 891 sq.ft. (82.8 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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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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