



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 35 F
- COUNCIL TAX EXEMPT

Situated in the heart 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 the 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](http://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

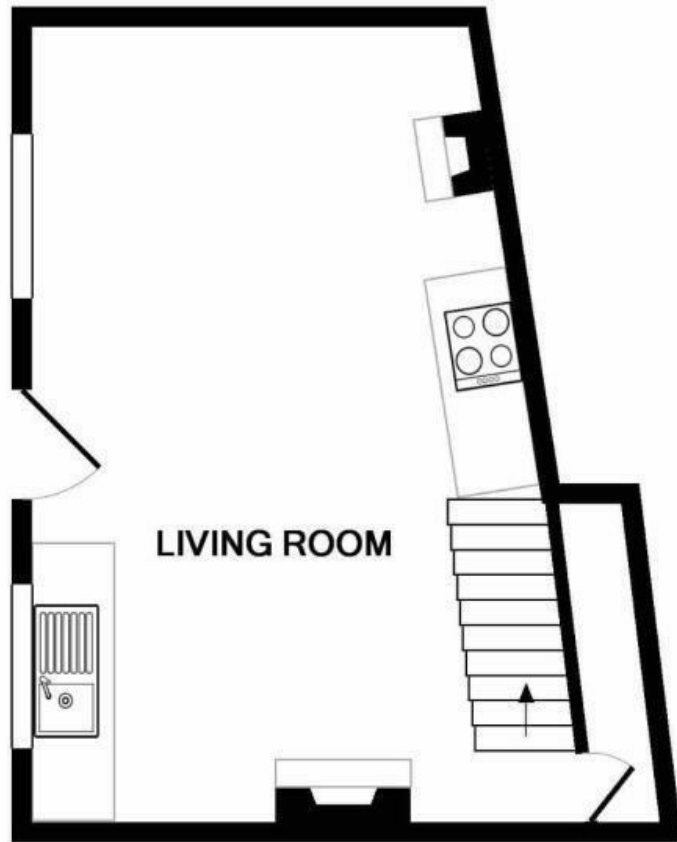
PROOF OF FINANCE - PURCHASERS

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.

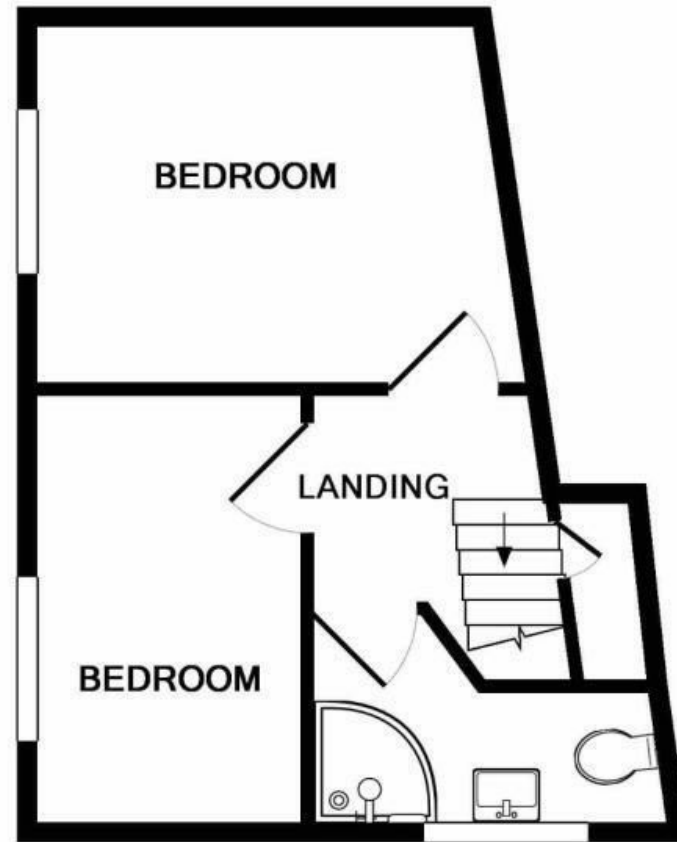
DATE DETAILS PREPARED.

Details prepared 22nd November 2024.





GROUND FLOOR



1ST FLOOR



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	35	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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