

48 Thomas Street, Porthleven, TR13 9DG

£185,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

48 Thomas Street

- CHARMING TWO-BEDROOM TERRACED COTTAGE
- LOCATED IN THE HEART OF PORTHLEVEN VILLAGE
- CHARACTERFUL LOCAL STONE FACADE
- BEAMED CEILINGS AND OIL-FIRED AGA
- ACCOMMODATION ARRANGED OVER THREE LEVELS
- SEA GLIMPSES FROM THE FIRST FLOOR
- REAR COURTYARD AND USEFUL OUTBUILDING
- FREEHOLD
- COUNCIL TAX B
- EPC F22



Situated in the characterful terraces of Thomas Street in the beautiful Cornish fishing village of Porthleven is this two bedroom, terraced cottage with immense charm and character. In need of updating and modernisation to realise its full potential, the cottage boasts many charming features from a local stone facade, beamed ceilings and oil fired Aga. Located in the heart of the village, the property enjoys sea glimpses from its first floor and a real feature is the useful outbuilding at the rear of the residence.

In brief, the accommodation is arranged over three levels, one enters on the ground floor where there is a lounge, lower ground floor is a dining room, galley style kitchen and a shower room whilst on the first floor are two bedrooms. To the outside at the rear is a small courtyard whilst over a shared lane is a useful outbuilding.

Porthleven is a vibrant, picturesque fishing village and mainland Britain's most southerly port. The village is renowned for its many highly regarded restaurants, long beach, surfing, rugged coastline and clifftop walks. Community groups are thriving within the village with sports' clubs and a prize-winning brass band which can be heard echoing around the harbour on many a summer's Sunday evening.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

Steps up and door to





ENTRANCE HALLWAY

With part exposed local stone wall, stairs rising to first floor and door to

LOUNGE 12'2" x 10'5" average not including bay window (3.72 x 3.2 average not including bay window)

A characterful room with partially exposed local stone wall, open beam ceilings, fireplace having slate hearth, wood and tiled surround and mantle over housing a gas fire (not know if in working order) acting as a focal point for the room. To either side of the fireplace are built-in cupboards with shelving over there is a bay window with outlook to the front. Door to and stairs down with limited headroom.

DINING ROOM 13'1"' x 12'1" (4' x 3.69)

With partially exposed stone wall and open beam ceiling. The room houses an Aga within an alcove (not know if in working order) with built-in shelving to either side and understairs storage cupboard. Outlook, step down and door to

KITCHEN 12'9" x 5'7" (3.9 x 1.71)

A galley style kitchen with working top surfaces incorporating a dual bowl sink and drainer with mixer tap over, cupboards and drawers under and built-in shelving over. There is a part exposed stone wall, outlook and stable style door to rear courtyard. Door and step up to

SHOWER ROOM

Comprising a shower, pedestal wash hand basin with taps over, W.C. with high level cistern and frosted window to rear.

FIRST FLOOR

LANDING

With opening to airing cupboard with water tank, loft hatch and doors to bedrooms.

BEDROOM ONE 12'1" x 8'7" not including bay window (3.7 x 2.63 not including bay window)

A dual aspect room, the rear aspect having an outlook over the village and out to sea with a bay window to front.

BEDROOM TWO 7'7" x 6'0" (2.33 x 1.83)

Window to front aspect with a built-in hanging rail.

OUTSIDE

To the rear of the property is a small enclosed courtyard which houses the oil tank and across the shared lane directly behind the property is the great addition of a detached outbuilding.

SERVICES/UTILITIES

Mains water, electricity, drainage and oil fired central heating.

AGENTS NOTE

We are advised that to the rear of the cottage is a lane which is shared with other properties and the outbuilding is situated on the other side of this lane.

WHAT3WORDS

spoiler.enjoyable.majors

FLOOD RISK

River & Sea Very Low Surface Water Low.

ANTI-MONEY LAUNDERING

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

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.

COUNCIL TAX

Council Tax Band B.

DATE DETAILS PREPARED.

15th October 2026.

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/

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.





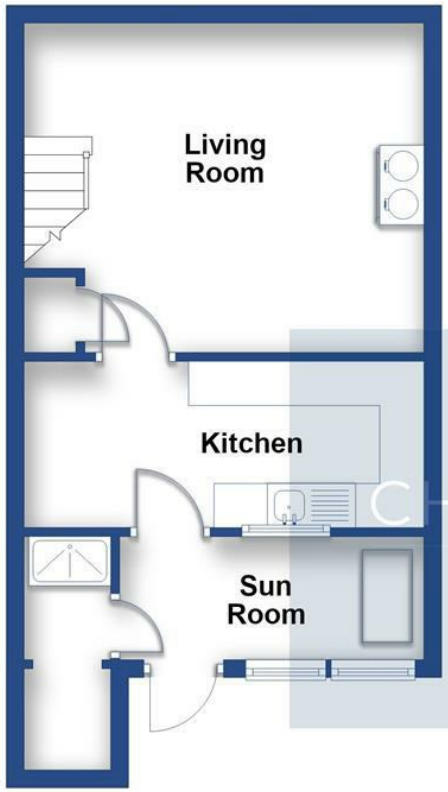




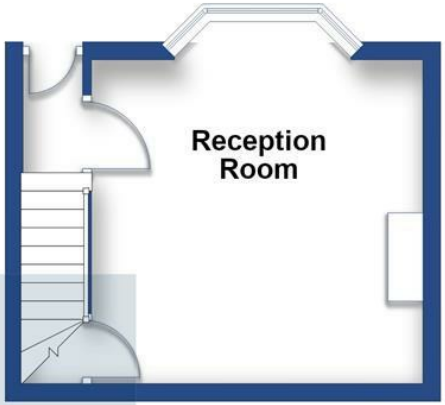




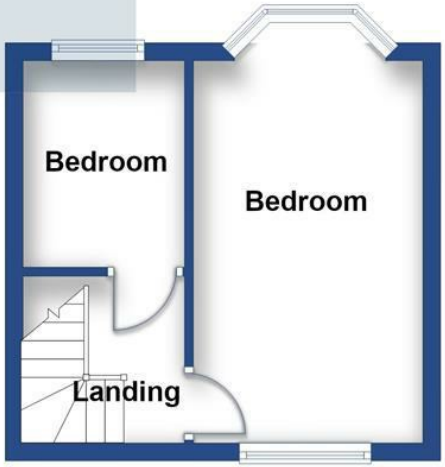
Ground Floor
Approx. 506.8 sq. feet



First Floor
Approx. 181.6 sq. feet



Second Floor
Approx. 213.2 sq. feet

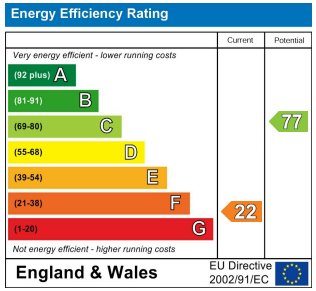




Total area: approx. 901.7 sq. feet

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PROUD GUILD MEMBER
THE GUILD PROPERTY PROFESSIONALS



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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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