

CHRISTOPHERS

ESTATE AGENTS



An opportunity to purchase a semi detached, three bedroom cottage of immense charm and character located in the sought after Cornish fishing village of Porthleven.



Currently run as a successful holiday let and situated in the Breageside area of this increasingly popular Cornish fishing village is this charming, three bedroom semi-detached cottage. The residence, which benefits from double glazing, enjoys far reaching sea and coastal views encompassing Porthleven Pier, beach, Loe Bar and the rugged Cornish clifftops of the Lizard Peninsula. From its local stone facade to beamed ceilings, the cottage retains many character features whilst being enhanced, in recent years, by the current owners with a recently fitted shower room.

A real feature of the property is the outside space with a walled enclosed garden to the front with lawn areas and a path leading to the front door. At the rear of the residence potential purchaser will delight in the off road parking, which can be at a premium at times in this area and the vendor advises us that they have in the past parked 2 vehicles at the property. A large vaulted garage/workshop would seem to present an opportunity for extra accommodation or income stream, subject to any necessary planning and consents. To the side of the garage is an elevated garden with well established plants and shrubs and lawned area. This would seem an ideal place to sit back and enjoy the fine coastal outlook.

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. Local amenities include shops, restaurants, Public Houses, galleries, supermarket, doctors' surgery and a well regarded primary school.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

STABLE STYLE UPVC DOOR TO

ENTRANCE AREA

With beamed ceiling and door to

LOUNGE 4.88M NARROWING TO 2.59M X 4.19M (16' NARROWING TO 8'6" X 13'9")

A characterful room with beamed ceiling and having a wood burner with stone hearth. The room is dual aspect with the front window having a window seat and outlook over the front garden, out to sea, beach, rugged Cornish coastline and Loe Bar. Stairs to the first floor, under stairs cupboard, door to the kitchen and door to

DINING ROOM 3.35M X 2.67M (11' X 8'9")

With outlook to the front with beamed ceiling and built in shelving.

KITCHEN 3.51M X 2.21M (11'6" X 7'3")

Comprising working top surfaces incorporating a ceramic sink unit with drainer and mixer tap over, cupboards and drawers under and wall cupboards over. There is a built in hob, oven and space for a washing machine. There is an outlook to the rear garden and having a beamed ceiling. Door to

REAR PORCH

With UPVC stable style door to the outside.

STAIRS AND HALF LANDING

Steps up to upper landing and door to

W.C.

Comprising a w.c. with concealed cistern, wash hand basin with mixer tap and cupboard under and obscured window to the rear.

UPPER LANDING

With access to the loft, built in cupboards with water tank with immersion heater, doors to all bedrooms and door to

SHOWER ROOM

Comprising close coupled w.c., walk in shower cubicle with both rain and flexible shower heads, wash hand basin with mixer tap over and cupboards under. There is a towel rail, tiled walls, tiled floor and an obscured window to the rear.

BEDROOM ONE 3.96M;1.83M X 2.67M NARROWING TO 2.44M (13;6" X 8'9" NARROWING TO 8')

With outlook to the front enjoying the fine views out to sea and the rugged Cornish coastline. Having built in wardrobes.

BEDROOM TWO 3.20M X 2.59M (MAXIMUM MEASUREMENTS) (10'6" X 8'6" (MAXIMUM MEASUREMENTS))

With outlook to the front and having a built in wardrobe.

BEDROOM THREE 2.90M X 2.06M (9'6" X 6'9")

Outlook to the front.

OUTBUILDING 5.41M X 4.34M (17'9" X 14'3")

A garage/workshop with vaulted beamed ceiling, power, work benches and outlook to the rear garden. This is a great addition to the property and one would imagine offers potential for prospective purchasers subject to any necessary planning and consents.

OUTSIDE

The outside space is a real feature of the property with wall enclosed garden to the front with lawned areas and a path leads to the front door. To the rear of the property is a driveway which provides parking and leads to a garage/workshop. A raised garden is laid to lawn with well established plants and shrubs and enjoys a fine outlook out to sea and the rugged Cornish coastline.

SERVICES

Mains electricity, water and drainage.

AGENTS NOTE ONE

We are advised the property is accessed via a private lane.

AGENTS NOTE TWO

We are advised that planning permission has been granted on a neighbouring property and full information can be found via Cornwall Council Planning Portal using the reference PA23/01733

AGENTS NOTE THREE

We are advised the property has "warmroof" ridged foam insulation sprayed on the under side of the roof.

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 Christophers office in Fore Street, head down the hill towards the harbour and across the harbour head, with Kota Kai Restaurant on your right hand side, take the second turning left on your left hand side onto Harbour View, known locally as the upper road of Breageside, and head to the top of the hill. At the next junction turn left onto a private lane and the property will be found a short distance on your right hand side.

COUNCIL TAX BAND

Band B

MOBILE AND BROADBAND COVERAGE

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.

ANTI MONEY LAUNDERING REGULATIONS - PURCHASER

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

PROOF OF FUNDS - 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

26th April 2024

LANE END COTTAGE WEST END, PORTHLEVEN, TR13 9JJ PRICE GUIDE £650,000

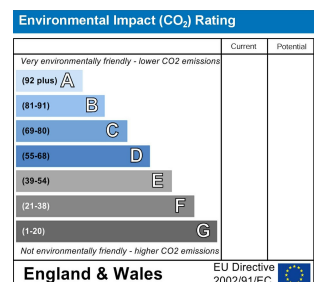
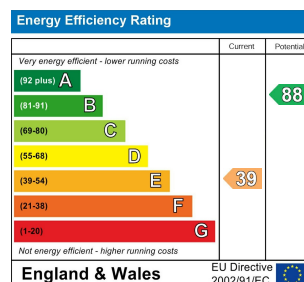
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