



The Retreat Cliff Road, Porthleven, TR13 9EZ

£400,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

The Retreat Cliff Road

- BEAUTIFULLY PRESENTED SEMI-DETACHED COTTAGE
- TWO BEDROOMS
- GARDEN
- PARKING
- FABULOUS COASTAL VIEWS OVER OTHER PROPERTIES
- FREEHOLD
- EPC - D55
- COUNCIL TAX EXEMPT

An opportunity to purchase a two bedroom, semi-detached cottage in the sought after Cornish fishing village of Porthleven with garden and parking, just moments from the beach. The residence, which is currently run as a successful holiday let, benefits from double glazing and to the front there is a narrow parking space. With parking being at a premium at times in this area, we are sure this will win favour with prospective purchasers.

A real highlight of the property is the elevated garden area which has an abundance of plants and shrubs and enjoys fantastic views over properties, out to sea and the top of the Bickford Smith Institute Clock Tower.

In brief, the accommodation comprises, on the ground floor, a dining room, utility room, kitchen and a lounge. On the first floor there is a bathroom and two bedrooms.

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)

Door to dining room.

DINING ROOM 13'3" x 11'6" (4.04m x 3.51m)

With a tiled floor, doors to the lounge, kitchen and utility room.

UTILITY ROOM 11'6" x 5'6" (3.51m x 1.68m)

With working top surfaces with cupboards and drawers under and wall cupboards over. There is space for a washing machine and fridge. The room houses the boiler. Tiled floor, partially tiled walls and a door to the outside.

KITCHEN 8'6" x 6'6" (2.59m x 1.98m)

Comprising working top surfaces incorporating a sink unit with drainer and mixer tap over, built-in appliances include an oven, hob with hood over and a dishwasher. There is a tiled floor and an outlook to the rear courtyard.

LOUNGE 13'3" x 11'6" (4.04m x 3.51m)

With outlook to the side and stairs to the first floor.

STAIRS & LANDING

With outlook to the side and doors to both bedrooms and bathroom.

BATHROOM

Comprising bath with mixer tap and shower over with both rain and flexible shower heads. There is a close coupled W.C., pedestal washbasin with mixer tap and a heated towel rail. Access to the loft and a frosted window to the side.

BEDROOM ONE 12' x 8'6" (3.66m x 2.59m)

A dual aspect room with outlook to the side and rear.

BEDROOM TWO 9' x 8'6" (2.74m x 2.59m)

With built-in cupboard and access to the loft.

OUTSIDE

Located behind the property and accessed via steps which lead from the courtyard is a fabulous elevated garden area which enjoys fine views, over other properties, out to sea and The Bickford Smith Institute Clock Tower. This garden area is mainly laid to lawn and boasts well established plants and shrubs. The property also benefits from a pleasant rear courtyard which is hard landscaped and provides space for al fresco dining. The rear courtyard has access to a small outbuilding and at the front there is a small parking space.

AGENTS NOTE

We are advised that there is a right of way in favour of The Retreat over a neighbouring property for access.

SERVICES

Mains water, electricity and drainage.

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 head towards the harbour and along Commercial Road, passing the Harbour Inn on your left hand side and head out towards The Bickford Smith Clock Tower. Head around the Clock Tower and follow the road up Cliff Road and the property will be found after a short distance on your left 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/>





ANTI-MONEY LAUNDERING

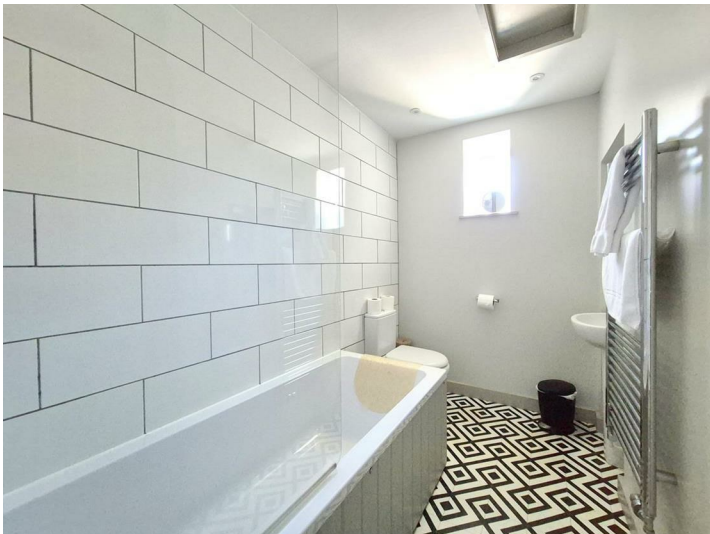
We are required by law to ask all purchasers for verified ID prior to instructing a sale

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

15th July, 2025.



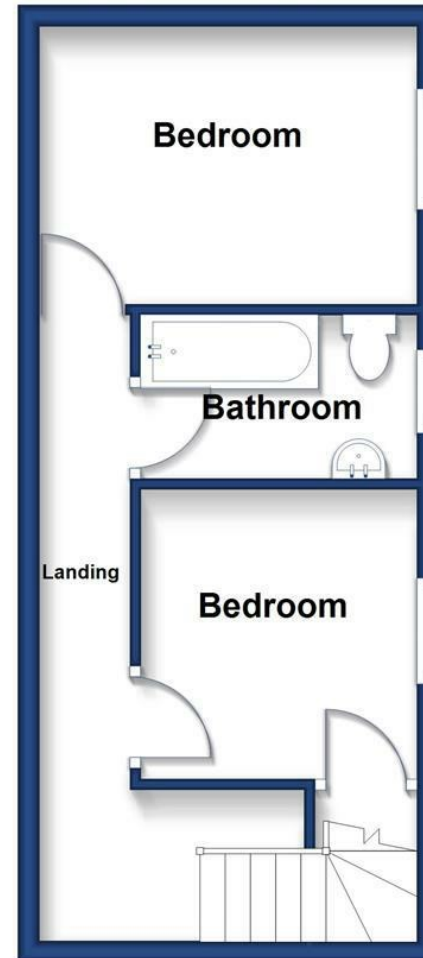
Ground Floor

Approx. 40.2 sq. metres (433.0 sq. feet)



First Floor

Approx. 30.9 sq. metres (332.3 sq. feet)



Total area: approx. 71.1 sq. metres (765.3 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	55	
(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 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.



Christophers Estate Agents

5 Wendron Street, Helston, TR13 8PT

01326 565566 | property@christophers.uk.com | christophers.uk.com

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