



## Grandad's Net Loft Porthleven, TR13 9ER

£385,000 Freehold

CHRISTOPHERS  
ESTATE AGENTS



# Grandad's Net Loft

- BREATHTAKING, BEACH TOP LOCATION
- ENJOYING SIMPLY STUNNING, BEACH SEA AND COASTAL VIEWS
- REVERSE LEVEL DETACHED PROPERTY
- PARKING AREA
- GOOD SIZED GARDEN
- THE PROPERTY IS CURRENTLY RUN AS A SUCCESSFUL HOLIDAY LET
- PICTURESQUE FISHING VILLAGE
- COUNCIL TAX - BUSINESS
- EPC - E46

An opportunity to purchase a unique, one bedroom detached Grade II listed former net loft perched above Porthleven beach and enjoying scintillating sea and coastal views.











Situated in a breathtaking, beach top location and enjoying simply stunning , beach, sea and coastal views, is this Grade II listed, one bedroom, reverse level detached property. The residence, which we are advised was once a fishermen's net loft, boasts a very good sized garden, from which the fabulous coastal outlook can be enjoyed, To the side of the property is a parking area, which with parking being at a premium at times in this location in the village, we are sure will win favour with prospective purchasers.

The property is currently run as a successful holiday let, which sees many returning visitors enjoying the net loft. In brief, the accommodation on the ground floor comprises of an open plan lounge kitchen/diner and a shower room. On the lower ground floor is a master bedroom.

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 cliff top 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)**

Door to and step up to:

**LOUNGE KITCHEN/DINER** 13'6" x 9' narrowing to 6'3" (4.11m x 2.74m narrowing to 1.91m)

An open plan room with stunning views out to sea, the beach and the rugged Cornish coastline. The room is L-shaped.

#### **KITCHEN AREA**

Comprising working top surfaces, incorporating a sink unit with drainer and mixer tap over, cupboards under and wall cupboards over. There is a built-in oven with hot and hood over and a fridge. There is a loft hatch and door to:



### SHOWER ROOM

Comprising a shower cubicle, wash basin with mixer tap and cupboards under and a close coupled w.c. There is a heated towel rail and a window with obscure glass to the rear.

### STAIRS DOWN TO

### GROUND FLOOR

**BEDROOM 13'6" x 8'9" (average measurements) (4.11m x 2.67m (average measurements))**

Having an understairs cupboard, a tiled floor, outlook to the garden and out to sea. There is a door to the rear garden.

### SERVICES

Mains electricity, water and drainage.

### DIRECTIONS

From our Porthleven office in Fore Street, head down the hill towards the harbour and turn left onto Commercial Road. Follow the road along and out towards the Pickford Institute Clock Tower. Follow the road around the Clock Tower and ascend up the hill, keeping the beach on your right hand side. When you come to the fork in the road taking the right hand fork onto Loe Bar Road and at the next fork in the road, take the left hand fork to continue onto Loe Bar Road. Continue along Loe Bar Road and as the properties stop on the right hand side, the next property on the right hand side will be Grandad's Net Loft.

### VIEWING

To view this property or any other property we are offering for sale, please call the number on the reverse of the details.

### COUNCIL TAX

Council tax – Business rated

### 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/>







#### **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.

#### **AGENTS NOTE ONE**

The property is Grade II listed.

#### **AGENTS NOTE TWO**

Please be aware that the property has planning consent for holiday use only.

#### **ANTI-MONEY LAUNDERING**

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

#### **PROOF OF FINANCE - PURCHASERS**

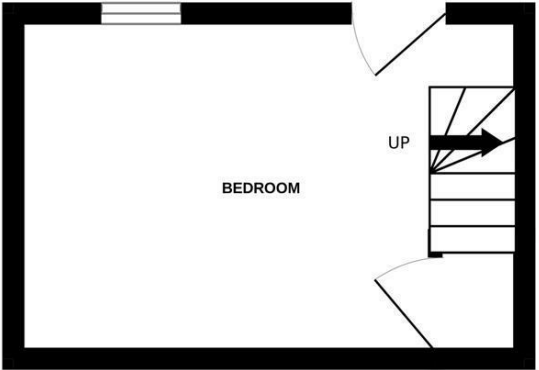
Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

#### **DATE DETAILS PREPARED.**

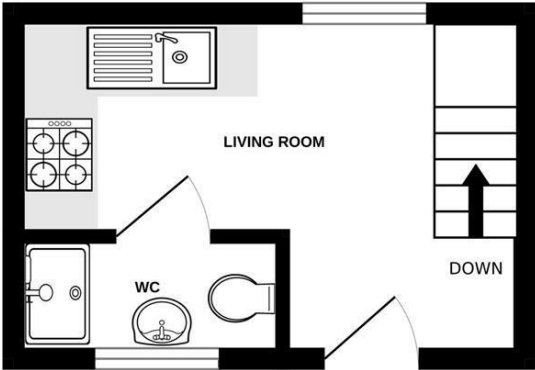
12th February 2025



GROUND FLOOR  
125 sq.ft. (11.6 sq.m.) approx.



1ST FLOOR  
125 sq.ft. (11.6 sq.m.) approx.



TOTAL FLOOR AREA : 249 sq.ft. (23.2 sq.m.) approx.

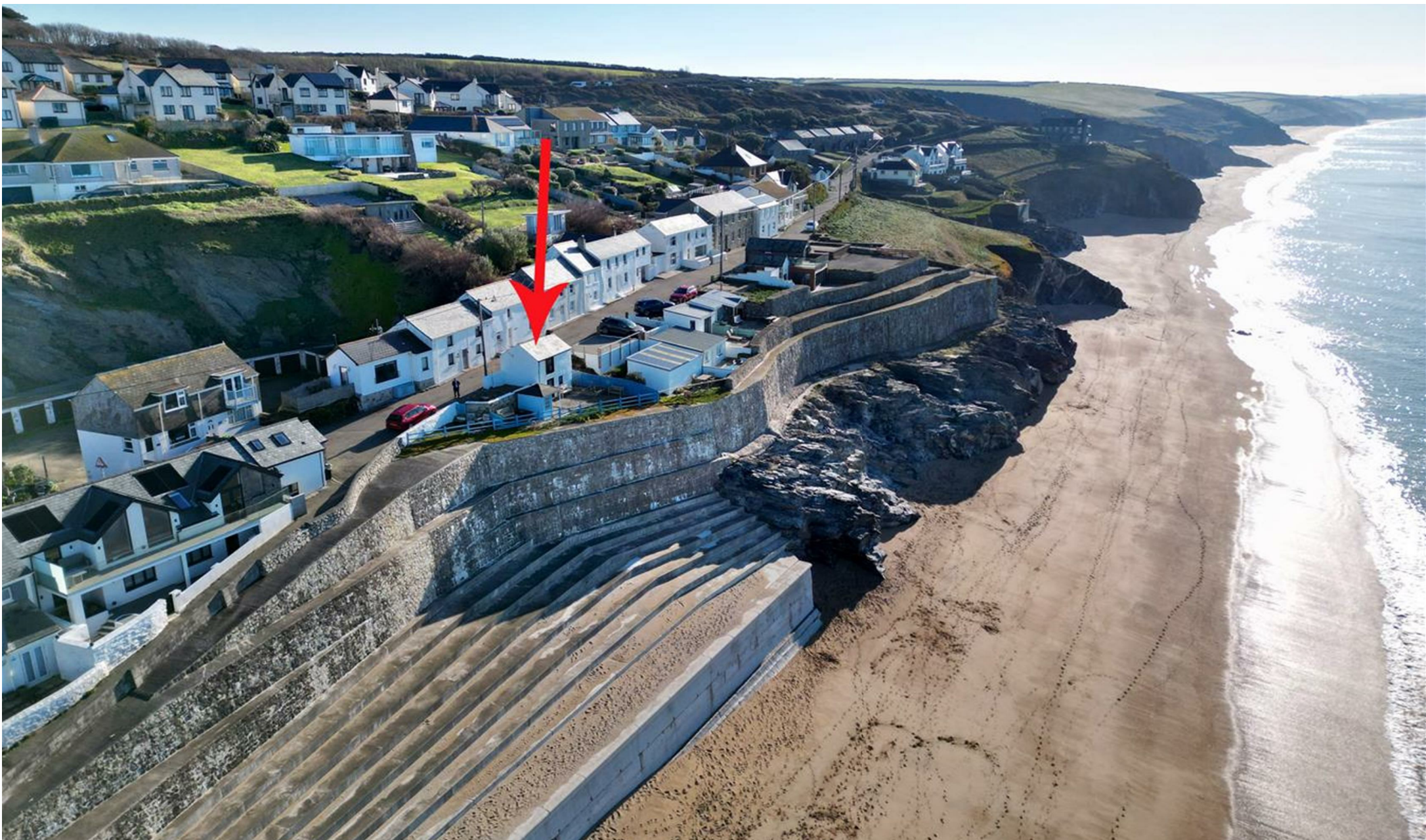
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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| Energy Efficiency Rating                    |           |                            |
|---------------------------------------------|-----------|----------------------------|
|                                             | Current   | Potential                  |
| Very energy efficient - lower running costs |           |                            |
| (92 plus) <b>A</b>                          |           | <b>97</b>                  |
| (81-91) <b>B</b>                            |           |                            |
| (69-80) <b>C</b>                            |           |                            |
| (55-68) <b>D</b>                            |           |                            |
| (39-54) <b>E</b>                            | <b>46</b> |                            |
| (21-38) <b>F</b>                            |           |                            |
| (1-20) <b>G</b>                             |           |                            |
| Not energy efficient - higher running costs |           |                            |
| England & Wales                             |           | EU Directive<br>2002/91/EC |





## Christophers Estate Agents

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