

9 Thomas Street, Porthleven, TR13 9DG

£239,950 Freehold

CHRISTOPHERS
ESTATE AGENTS

9 Thomas Street

- CHARMING TWO BEDROOM TERRACED COTTAGE
- SITUATED IN THE HEART OF PORTHLEVEN
- ATTRACTIVE LOCAL STONE FACADE
- BEAUTIFULLY PRESENTED
- ARRANGED OVER THREE LEVELS
- REAR COURTYARD
- FREEHOLD
- COUNCIL TAX A
- EPC E42




AEG
2 YEARS FREE



Situated in the characterful terraces of Thomas Street, in the beautiful Cornish fishing village of Porthleven is this two bedroom terraced cottage of immense charm and character. The residence, which boasts an attractive local stone facade, has been greatly enhanced by the current vendor and provides well presented accommodation which is arranged over three levels. To the rear of the property is a small courtyard.

In brief, one enters a street level on the ground floor and comprises a lounge and a kitchen. On the lower ground floor is a sitting room and a bathroom whilst on the first floor there are 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

LOUNGE 15' x 12'3" (4.57m x 3.73m)
With outlook to the front, beamed ceiling and a feature fireplace (not currently in working order) with stone heath, local stone surround and built-in shelving to either side. There are stairs to the first floor, door and stairs down to the lower ground floor and opening to

KITCHEN 9' x 5'9" (2.74m x 1.75m)
An attractive kitchen comprising working top surfaces incorporating a one and half bowl sink unit with drainer and mixer tap over, cupboards and drawers under and wall cupboards over. There is a built-in oven with induction hob and hood over, partially tiled walls, space for a fridge freezer and outlook to the rear.

LOWER GROUD FLOOR

SITTING ROOM 13'6" x 11'3" (4.11m x 3.43m)
With step up and door to the outside, understairs storage area with space for a washing machine and the room has a beamed ceiling. Step up and door to

BATHROOM
An attractive suite comprising a close coupled W.C., pedestal wash basin with mixer tap over, bath with shower over and waterfall style mixer tap. There is a built-in cupboard housing the boiler, partially tiled walls and a frosted window to the rear. (Viewers should be aware that this room has a low ceiling height of approximately 5'9").

FIRST FLOOR

STAIRS AND LANDING
Stairs from the lounge ascend to the first floor landing with doors to both bedrooms.

BEDROOM ONE 12'6" x 7'9" (3.81m x 2.36m)
With outlook to the front and having built-in wardrobes. There is access to the loft.

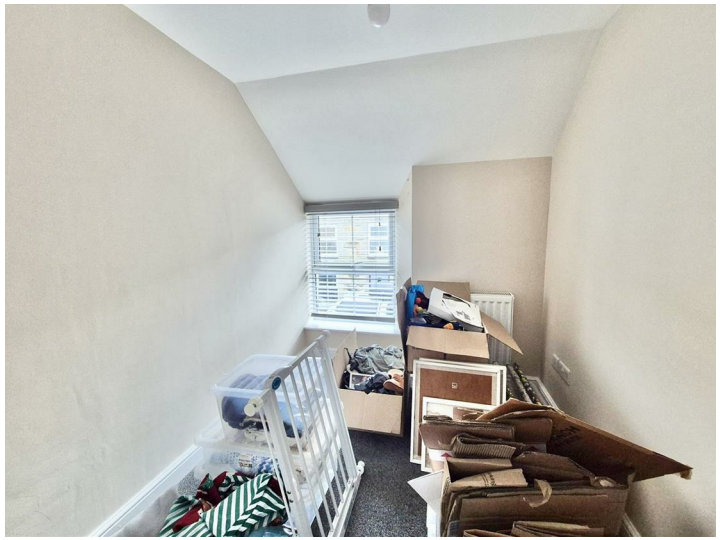
BEDROOM TWO 7'9" x 6'6" (2.36m x 1.98m)
With outlook to the front.











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OUTSIDE

To the outside at the rear of the property is a small courtyard area which has raised flower beds.

AGENTS NOTE ONE

We are advised by the vendor that there was a previous subsidence issue with the extension to the rear of the property. This has been resolved by underpinning with works being completed in May 2026.

AGENTS NOTE TWO

To the rear of the property the rear courtyard opens onto a path which we are advised is shared with other properties.

SERVICES/UTILITIES

Mains water, electricity & drainage.

WHAT3WORDS

lordship.weeded.domain

FLOOD RISK

River & Sea Very Low Surface Water High.

ANTI-MONEY LAUNDERING

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

COUNCIL TAX

Council Tax Band A.

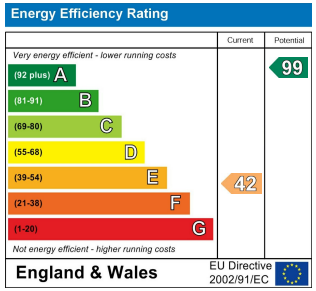
CONSERVATION AREA

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.

DATE DETAILS PREPARED.

11th November 2026.





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.



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