



## Rhodes Cottage 36 Thomas Street, Porthleven, TR13 9DG

£375,000 Freehold

CHRISTOPHERS  
ESTATE AGENTS



# Rhodes Cottage 36 Thomas Street

- THREE BEDROOM END OF TERRACE COTTAGE
- BEAUTIFULLY PRESENTED
- CURRENTLY RUN AS A SUCCESSFUL HOLIDAY LET
- PARKING AREA TO THE REAR
- MASTER BEDROOM BENEFITS FROM AN EN-SUITE SHOWER ROOM
- IMMENSE CHARM AND CHARACTER
- FREEHOLD
- COUNCIL TAX C
- EPC E-50

Situated in the heart of the Cornish fishing village of Porthleven, is this beautifully presented, three bedroom end of terrace cottage of immense charm and character. The residence, which has been greatly enhanced by the present owner is currently run as a successful holiday let and a real feature is the parking area to the rear which with parking being at real premium at times in the village, is a real bonus.

In brief, the accommodation comprises an entrance area, lounge, kitchen/diner and completing the ground floor, a side porch. On the first floor is a shower room and three bedrooms, the master of which benefitting from an en-suite shower room.

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 being appr











#### ENTRANCE AREA

#### LOUNGE 19'3" x 14' (5.87m x 4.27m)

A dual aspect room and having a beamed ceiling, stairs to the first floor and an understairs cupboard. There is a door and step down to the kitchen/diner.

#### KITCHEN/DINER 18'6" x 13'9" (maximum measurements) (5.64m x 4.19m (maximum measurements))

With outlook to the rear and having an attractive kitchen comprising working top surfaces, incorporating a one and a half bowl sink unit with drainer and mixer tap over. Cupboards and drawers under and wall cupboards over. There is a built-in hob with a hood over and an oven under, spaces for a washing machine and fridge/freezer. A door to the side entrance

#### SIDE ENTRANCE

With a stable style door to the outside and having a built-in cupboard.

#### STAIRS AND LANDING

With doors to all the bedrooms and a door to the shower room.

#### SHOWER ROOM

Comprising a w.c. with concealed cistern, shower cubicle and a wash basin with a mixer tap over and cupboards under. There is a window to the side, having a towel rail and built-in cupboard housing a water tank with immersion heater.

#### BEDROOM ONE 12' x 12' (3.66m x 3.66m)

With an outlook to the rear and having a door to the en-suite.

#### EN-SUITE

Comprising a shower cubicle, wash basin with mixer tap over, cupboards under and a close coupled w.c.

#### BEDROOM TWO 13' x 8'3" (average measurements) (3.96m x 2.51m (average measurements))

With an outlook to the front.



### BEDROOM THREE 12' x 6'6" (3.66m x 1.98m)

With an outlook to the front.

### SERVICES

Mains electricity, water and drainage.

### AGENTS NOTE ONE

We are advised that the lane to the side of the property is a shared lane and Rhodes cottage has access over this area to access the parking.

### 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.

### DIRECTIONS

From our Porthleven office, proceed up Fore Street and at the top of the road, follow the road to the right and take the steep right hand turning into Thomas Terrace. Upon entering Thomas Terrace, turn immediately right into Thomas Street. The property will be found half way up the hill on your right hand side.

### VIEWING

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

### COUNCIL TAX

Council Tax Band C.

### 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**

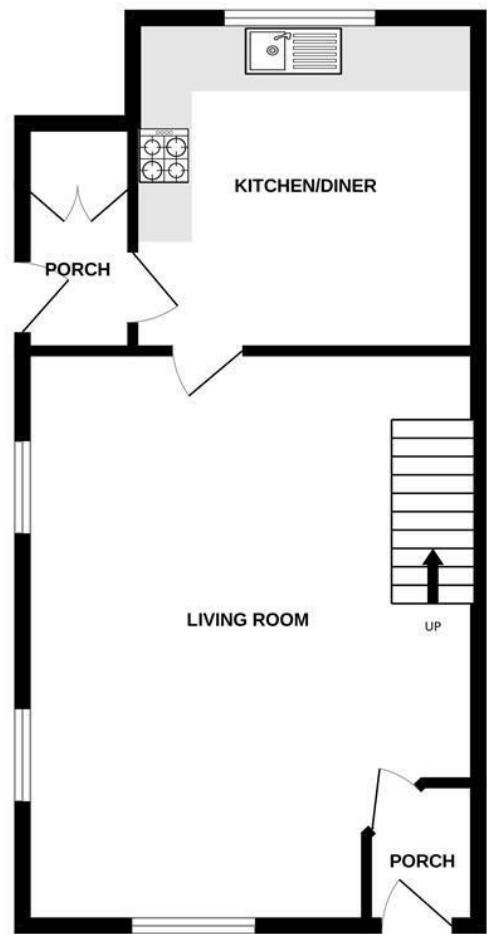
Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

**DATE DETAILS PREPARED.**

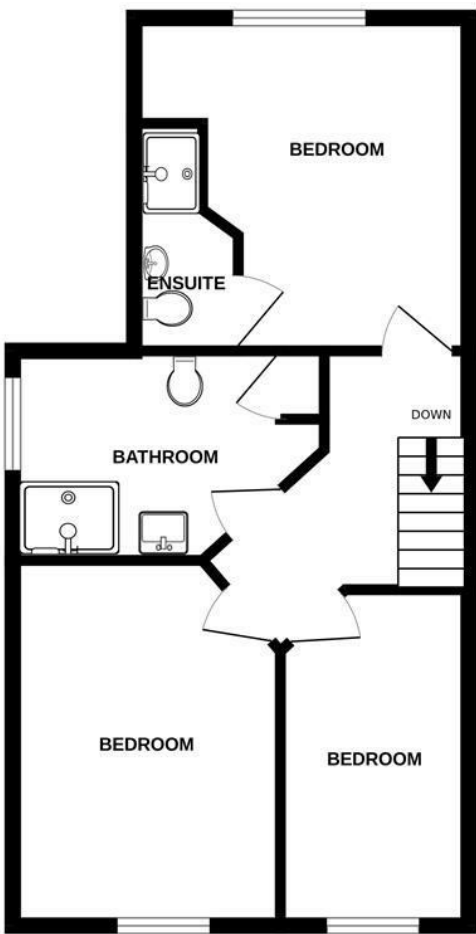
30th April 2025



GROUND FLOOR  
513 sq.ft. (47.6 sq.m.) approx.



1ST FLOOR  
476 sq.ft. (44.2 sq.m.) approx.



TOTAL FLOOR AREA : 989 sq.ft. (91.9 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) A                                 |         | 83                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   |         | 50                      |
| (39-54) E                                   |         |                         |
| (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 a property 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. Lesser 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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