



11a The Gue, Porthleven, TR13 9DN

£240,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

11a The Gue

- CHARMING SEMI-DETACHED COTTAGE
- TWO BEDROOMS
- CHARACTER FEATURES
- MASTER EN SUITE
- FRONT COURTYARD
- COUNCIL TAX BAND A
- FREEHOLD
- EPC - E40

An opportunity to purchase a charming, two bedroom semi-detached cottage of immense charm and character close to the centre of the Cornish fishing village of Porthleven.

The residence, which benefits from double glazing and Dimplex electric heating, is well presented and boasts character features from a beamed ceiling to exposed floorboards.

In brief the accommodation comprises a lounge, office/study, kitchen and, completing the ground floor, a shower room. On the first floor there are two bedrooms, the master of which has an en suite shower room. To the outside to the front of the residence is a small pleasant, wall enclosed courtyard and a path runs around to the back of the property.







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 door to lounge.

LOUNGE 13'9" x 10'9" (4.19m x 3.28m)

With outlook to the front, beamed ceiling, wood floor and feature fireplace with hearth, surround and mantel over, alcoves to the side of the fireplace. The room has an understairs cupboard. Step down and door to the kitchen. There is an understairs cupboard, stairs to the first floor and door to office/study.

OFFICE/STUDY 12'3" x 3'9" (3.73m x 1.14m)

With outlook to the side.

KITCHEN 7'6" x 6'3" (2.29m x 1.91m)

Comprising working top surfaces incorporating a Belfast sink with mixer tap, cupboards and drawers under and wall cupboards over. There is a built-in fridge, oven with hob over and space for a washing machine. There is an outlook to the front, the room has a tiled floor and there is an electric water heater.

SHOWER ROOM

Comprising a shower, pedestal washbasin and a close coupled W.C. There is a window to the rear, a tiled floor and partially tiled walls.

STAIRS & LANDING

With window to the rear and doors to both bedrooms.

BEDROOM ONE 13'8" x 8'0" narrowing to 6'11" average
measuremen (4.19m x 2.44m narrowing to 2.13m
average measureme)

Outlook to the front. Built-in cupboard. There is a wood
floor. Door to en suite.

EN SUITE SHOWER ROOM

Comprising shower cubicle, close coupled W.C. and a
pedestal washbasin with mixer tap over. There are
partially tiled walls, a skylight, wood floor and towel rail.

BEDROOM TWO 11' x 8'9" (3.35m x 2.67m)

With outlook to the front and exposed floorboards.

OUTSIDE

With a pleasant courtyard to the front which is
enclosed by a wall and gives access to the rear of the
property.

AGENTS NOTE

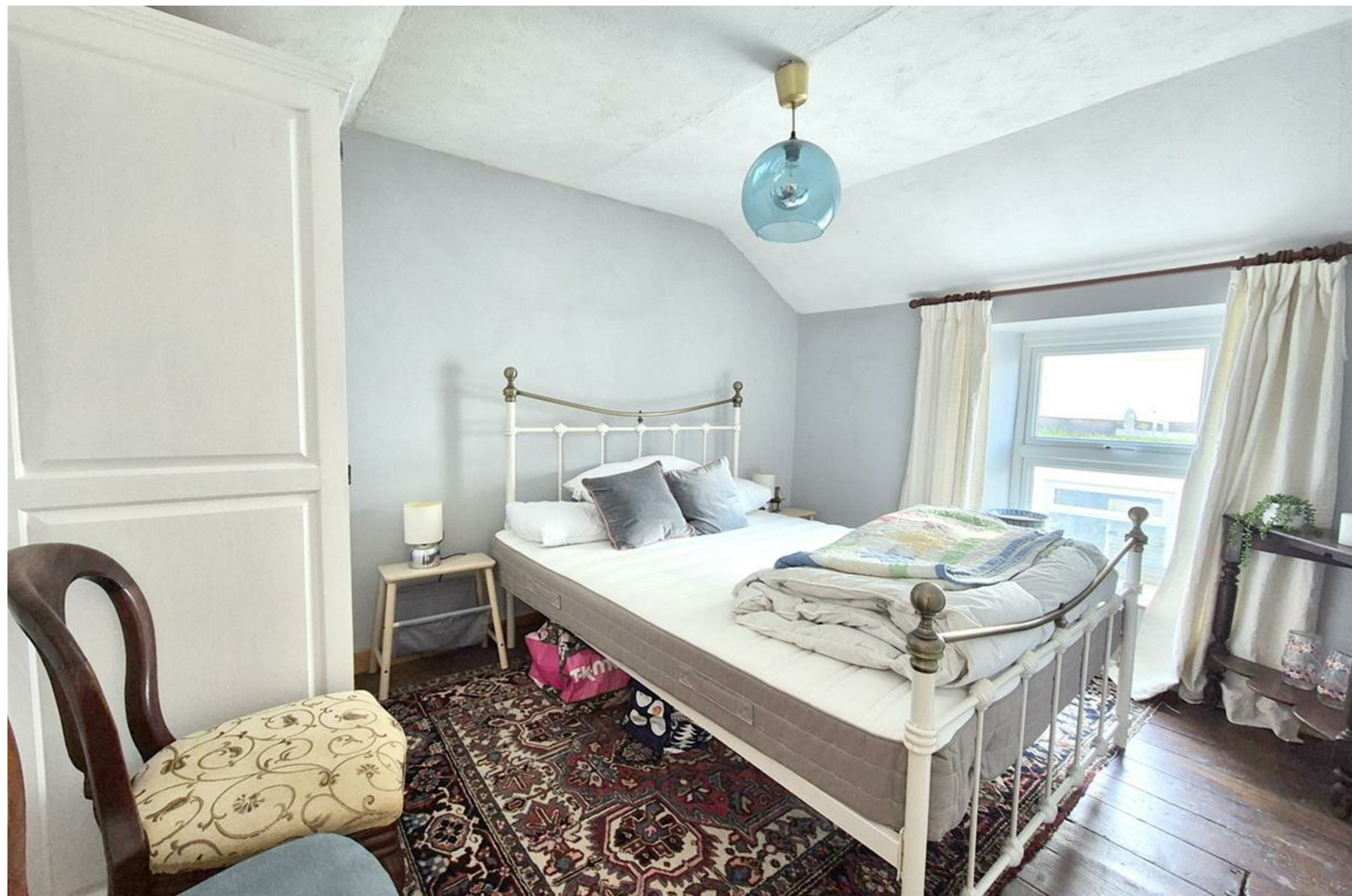
We are advised that the property benefits from a
pedestrian right of way from The Gue to gain access to
the property.

DIRECTIONS

From our Porthleven office proceed up Fore Street and
take the second turning on your right into The Gue.
Proceed up The Gue until you approach number 11
which is on the left hand side. The pedestrian right of
way to Robin's Nest is located to the lower side of
number 11 and situated behind this property.

VIEWING

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





SERVICES

Mains electricity, water and drainage

COUNCIL TAX

Council Tax Band A.

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.

DATE DETAILS PREPARED

11th March, 2025.

ANTI-MONEY LAUNDERING

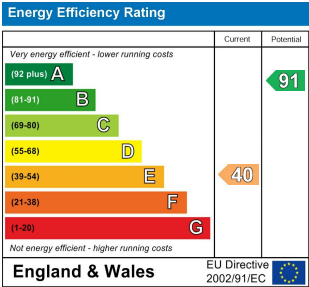
We are required by law to ask all purchasers for verified ID prior to instructing a sale

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.



Aerial Image of Porthleven - for marketing purposes only



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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