



Garden Does Not Belong To The Property

3 Chapel Row Shute Lane, Porthleven, TR13 9HY

£300,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

3 Chapel Row Shute Lane

- BEAUTIFULLY PRESENTED COTTAGE
- TWO BEDROOMS
- END OF TERRACE
- VAULTED CEILING
- WOOD BURNER
- TWO EN SUITES
- COUNCIL TAX BAND B
- FREEHOLD
- EPC - C 84

Chapel Row is discretely located just moments from the hustle and bustle of Porthleven harbour, restaurants and village amenities. Situated at the end of an appealing row of local stone fronted cottages the property is surprisingly well proportioned and presented to an excellent standard throughout.

The cottage is likely to appeal to a range of a buyers including those seeking a suitable escape or bolthole from modern life or those seeking a holiday let investment.

At the heart of the cottage is the fabulous, light and welcoming, triple aspect, open plan living space which is perfect for those sociable evenings together. The kitchen is well appointed with attractive polished granite worktops and a pleasing range of quality integrated appliances to complement it.

Refinements include a striking vaulted ceiling, a contemporary wood burning stove set atop a polished granite hearth, polished wooden flooring to the first floor, solid painted wooden doors and recessed spotlighting throughout.

On the ground floor are two comfortable double bedrooms which both boast well appointed ensuite fitted shower rooms. The property benefits from double glazing and electric heating.

The accommodation in brief comprises an entrance hallway and two double bedrooms (both en-suite) on the ground floor, whilst upstairs is a large open plan kitchen / dining area / lounge.







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)

Part glazed entrance door with glazed side panels to

INNER HALLWAY

With electric consumer unit, coat hanging rail, tiling to the floor, staircase to the first floor and doors off to both bedrooms.

BEDROOM ONE 15'2 x 12'3 maximum measurements (4.62m x 3.73m maximum measurements)

A comfortable double bedroom enjoying a twin aspect to the front and side aspects, with an electric wall mounted heater, tiling to the floor and a door to;

EN SUITE SHOWER ROOM

Nicely appointed with a modern suite comprising a low-level w.c with concealed cistern, an attractive wash hand basin with 'waterfall' style mixer tap over and cupboard under and a corner shower enclosure with electric shower. There is a ladder style towel rail, a feature lit vanity mirror, an extractor fan and stylish tiling to the walls and floor.

BEDROOM TWO 13'1 narrowing to 9'7 x 10'1 (3.99m narrowing to 2.92m x 3.07m)

Double bedroom with outlook to front, an electric wall mounted heater, under-stairs cupboard, airing cupboard housing water cylinder, tiling to the floor and a door to

EN SUITE SHOWER ROOM

Beautifully appointed with a contemporary suite comprising a low-level w.c with a concealed cistern, a pedestal wash hand basin with a 'waterfall' style mixer tap over with cupboards under and a large walk in shower with a glass screen and rainforest style drencher head and shower attachment. The room is complemented by a ladder style towel rail, medicine cupboard, a feature lit vanity mirror, an Xpelair fan and attractive tiling to the walls and floor.

A polished wooden staircase with striking glass balustrade ascends to the first floor.

OPEN PLAN KITCHEN / DINING AREA / LOUNGE 27'7 x 15'3
(8.23m'2.13m x 4.57m'0.91m)

A fabulous triple aspect, open plan contemporary living space with a vaulted ceiling, stylish polished wooden flooring

KITCHEN / DINING AREA

With a contemporary cream fitted kitchen, comprising polished granite working top surfaces with matching upstands, incorporating a sink with inset side drainer, Swan's neck mixer tap over and a NEFF electric hob with hood over. Integrated NEFF appliances include a dishwasher, microwave oven, fridge and a freezer whilst space is provided for a washing machine. There are a range of drawers and cupboards with pull out storage and wall units over. There is an electric wall mounted heater and a window to the front and rear aspects.

LOUNGE

With a modern wood burning stove set upon a polished slate hearth with flue providing a lovely focal point to the room and windows to the front and side aspects.

AGENTS NOTE ONE

We are advised that the residence enjoys a right of way over Chapel Row in order to gain access to the property. We understand that neighbouring properties enjoy a similar right of way in order to gain access to their property.

AGENTS NOTE TWO

A pathway runs along to the left hand side of the property.

SERVICES

Mains electricity water 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 the Porthleven office head along Fore Street towards the harbour and turn left into Shute Lane. Continue along a short distance and as the lane turns to the right proceed through the gate into Chapel Row, where the property will be found at the end of the row on the right 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.

COUNCIL TAX BAND

Council Tax Band B

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

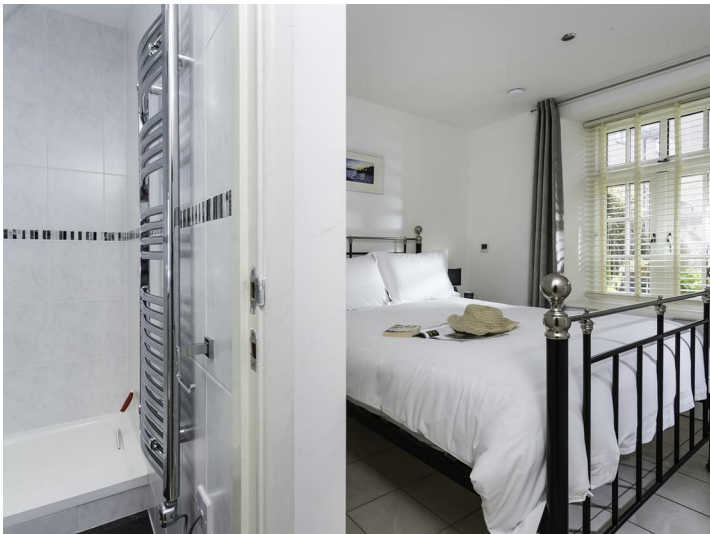
We are required by law to ask all purchasers for verified ID prior to instructing a sale

PROOF OF FINANCE - PURCHASERS

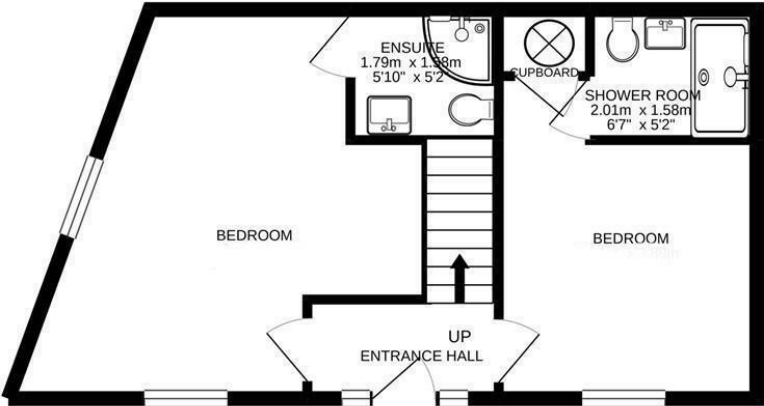
Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

DATE DETAILS PREPARED

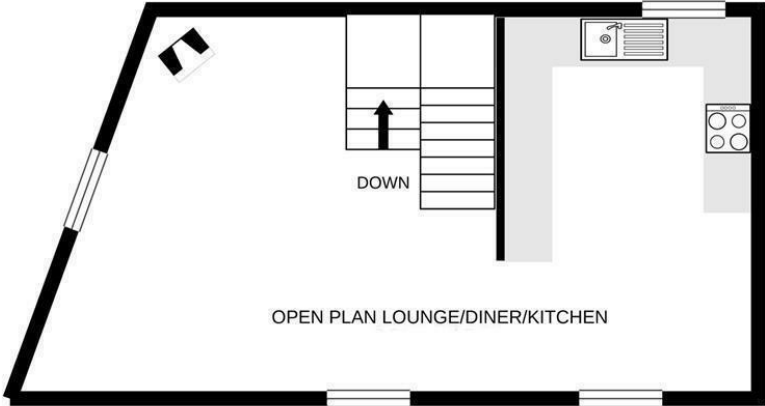
17th January, 2025.




GROUND FLOOR



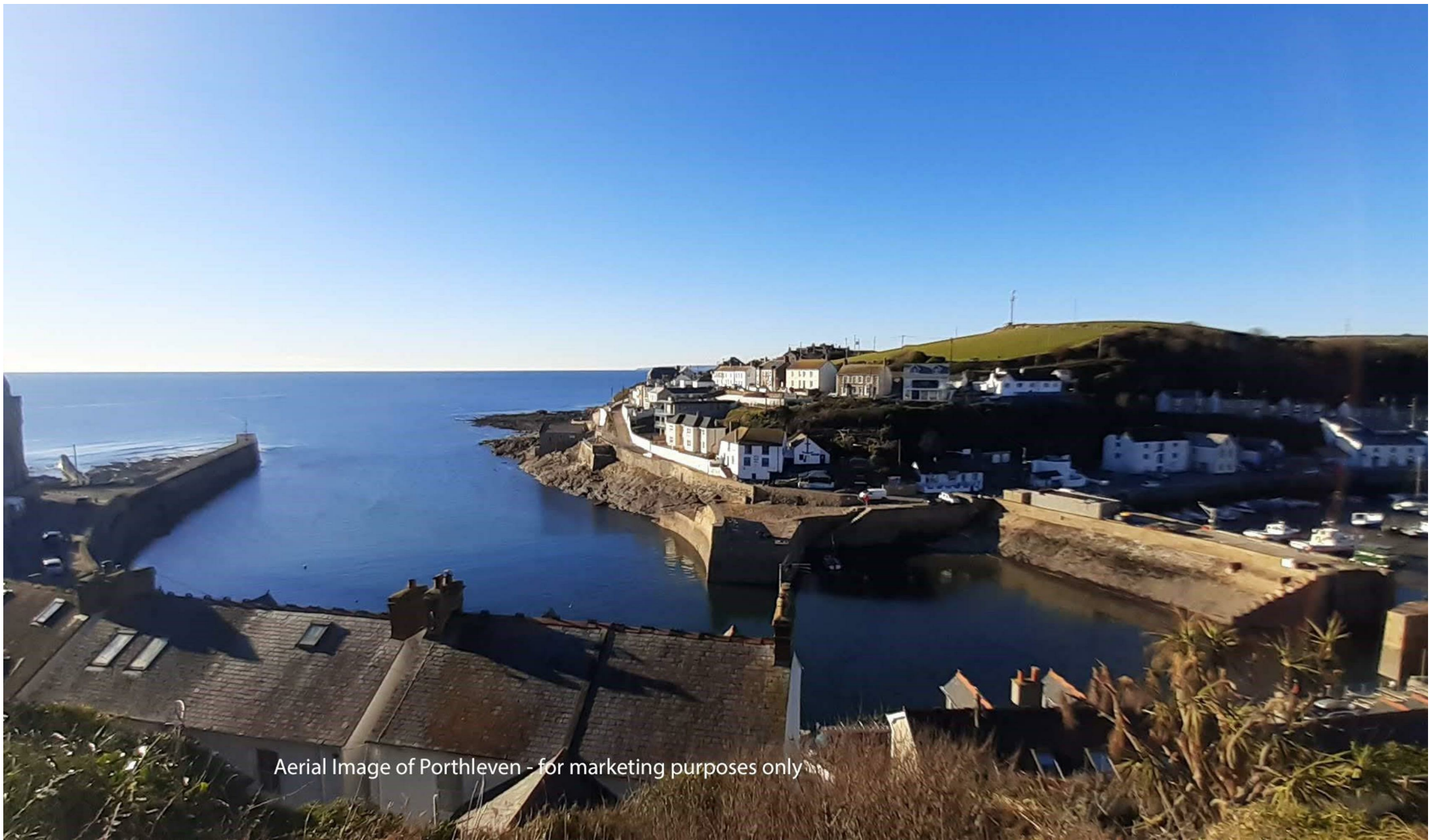
1ST FLOOR



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		84
(81-91) B		
(69-80) C		
(55-68) D	57	
(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 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.



Aerial Image of Porthleven - for marketing purposes only

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