



16 Claremont Terrace, Porthleven, TR13 9JU

£465,000 Freehold

CHRISTOPHERS  
ESTATE AGENTS



# 16 Claremont Terrace

- SEMI-DETACHED CHARACTER HOUSE
- PLANNING CONSENT FOR KITCHEN EXTENSION AND SECOND FLOOR BEDROOM AND BATHROOM
- TWO BEDROOMS
- STUNNING SEA & COASTAL VIEWS
- REAR GARDEN ENJOYING VIE
- OUTSIDE STUDIO
- COUNCIL TAX BAND C
- FREEHOLD
- EPC – B84

An opportunity to purchase a well proportioned, two bedroom, semi-detached period character house which enjoys stunning sea and coastal views in the sought after Cornish fishing village of Porthleven.

Situated in arguably one of Porthleven's most sought after residential areas known locally as Breageside this residence, which benefits from double glazing and electric central heating, enjoys stunning sea and coastal views over other properties which I am sure will win favour with many prospective purchasers. The dwelling would seem an ideal location to enjoy the comings and goings of this bustling port.

In brief, the accommodation comprises a hall, lounge/diner, kitchen, rear porch and a shower room. On the first floor is a bathroom and two bedrooms. The outside space is a real feature of the property with the rear garden being terraced and providing many different levels to sit back and enjoy the outlook over properties out to sea and towards open countryside. At the top of the garden is an outbuilding which is currently utilised as a studio, perfectly positioned to enjoy the fine outlook. To the front of the residence is a small patio area as well as an area to the front of this which has traditionally been used by the residence for parking.

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)

Steps up and door to hall.

#### HALL

With an attractive, decorative tiled floor and doors to the lounge/diner, opening to the kitchen and stairs to the first floor. There is an understairs cupboard with creatively imagined storage drawers and cupboards.

**LOUNGE/DINER 21' x 21'3" narrowing to 10'3" (6.40m x 6.48m narrowing to 3.12m )**

With part exposed stone walls, a bay window with outlook to the front, an outlook to the rear of the residence and a feature fireplace acts as a focal point for the room which houses a wood burner and has a stone hearth. We are advised that the wood log over the fire will be removed.

**KITCHEN 9'6" x 7'9" (2.90m x 2.36m)**

With working top surfaces incorporating a sink unit with mixer tap over, space for a washing machine, space for a fridge/freezer whilst there is a built-in double oven, hob and a dishwasher. The room has partially tiled walls, tiled floor, outlook to the side and door to the rear porch.

#### REAR PORCH

With partially exposed stone walls, tiled floor, partially tiled walls, door to the outside, outlook to the rear garden and door to shower room.

#### SHOWER ROOM

Comprising a shower cubicle, close coupled W.C., wall mounted washbasin. There are partially tiled walls, a tiled floor and frosted window to the side. There is a built-in cupboard which houses a water tank with back up immersion heater and a separate electric boiler.

#### STAIRS & LANDING

With a lower landing with steps up to the upper landing and steps to the middle landing.

#### MIDDLE LANDING

With a storage cupboard and door to bathroom.

#### BATHROOM

Comprising a bath with mixer tap over, shower cubicle, wash basin with mixer over and drawer under, close coupled W.C. The room has partially tiled walls, frosted window to the side and a built-in airing cupboard.

#### UPPER LANDING

With access to the loft and doors to both bedrooms.

**BEDROOM ONE 15'9" narrowing to 14' x 10'6" (4.80m narrowing to 4.27m x 3.20m)**

With a bay window to take full advantage of the stunning views over other properties, out to sea, the Bickford Smith Institute clock tower, Porthleven Beach and Loe Bar beyond. This would seem the ideal spot to sit back and enjoy watching the comings and goings of this bustling Cornish fishing village. The room has built-in wardrobes.



### **BEDROOM TWO 10'3" x 10' (3.12m x 3.05m )**

With outlook to the rear garden and towards open countryside.

### **OUTSIDE**

To the outside of the property, at the front, is a raised patio area and to the front of this is an area which has been traditionally used as parking by the property. To the rear of the property is a garden which provides many pleasant terraced areas; ideal spots for al fresco dining and entertaining which ascend to a studio which is located to the rear of the garden area.

### **STUDIO**

The studio is ideally positioned for enjoying the outlook over and between other properties, out to sea.

### **SERVICES**

Mains electricity, water and drainage.

### **AGENTS NOTE ONE**

The property has had planning granted for an extension to the kitchen area as well as a second floor extension to create a bedroom and bathroom. Full details can be found on the Cornwall Council planning website using the planning reference number PA24/01026.

### **AGENTS NOTE TWO**

We are advised that the oil tank of number 14 is partially within the boundary of number 16 and for which they pay a nominal yearly rent.

### **DIRECTIONS**

From our Porthleven office, proceed down Fore Street and across the harbour head with Kota Kai Restaurant on the right hand side. As the road bears round to the right, turn left on to the top road of Breageside (Harbour View) and head up the hill following the road round to the right and on to Claremont Terrace. The property will be found on the right hand side.

### **VIEWING**

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

### **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.

### **COUNCIL TAX BAND**

Council Tax Band C.







#### **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**

10th March, 2025.





GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan 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>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>44</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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