



The Tower House Peverell Terrace
Porthleven, Cornwall, TR13 9DY
Price guide £825,000

CHRISTOPHERS
ESTATE AGENTS

A fantastic opportunity to purchase a three bedroom character house enjoying scintillating sea, harbour and coastal views in the sought after Cornish fishing village of Porthleven.

Located within arguably one of Porthleven's most iconic buildings, the former coastguard cottages, and situated on Peverell Terrace, is this stunning Tower House of immense charm and character. The property is said to have been built in 1866 and has undergone extensive modernisation and renovation in recent years; steeped in history and once home to the Henry Trengrouse famous rocket life saving apparatus.

Located in the centre of the terrace of former coastguard cottages and incorporating the iconic tower section, this beautifully presented property provides well proportioned accommodation with many refinements of modern living. The property is currently run as a successful holiday let whilst also being frequently used by the owners. A jewel in the crown of this residence is the breathtaking roof terrace which provides panoramic views over the village, harbour and out to sea, certainly providing one with the "wow" factor.

In brief, the accommodation comprises, on the ground floor, a sitting room and bedroom with en suite shower room. On the first floor is a dining room with mezzanine level over, kitchen, cloakroom and two further bedrooms both with en suite facilities. The mezzanine level is currently used as a snug/office and a steep staircase ascends to the roof terrace area.

To the outside of the property is a parking space, which, with parking being at a premium at times in the village, is a real feature of the property. To the front of the residence is a pleasant patio area which would seem ideal for socialising enjoying the fine views. To the rear of the residence is a secluded decked area and an outbuilding.

VENDOR INTERVIEW

"We knew Porthleven well, so when looking to buy a house here we were keen to find a property on this side of the harbour, with its fantastic sea views and sun from midday right up until those everchanging coastal sunsets," the current owners of the Tower House say. "So, we were delighted to see that a local developer was converting the old coastguard station into residential dwellings. Enjoying fantastic, sea, harbour and village views from its elevated position high above the harbour, the property inhabits an enviable location indeed. We bought the central section of the former coastguard station off plan, complete with the stone tower which gives the building its unique character. Though the interior had not yet been completed, we had always loved the building itself, and the idea of a modern home within an historic exterior appealed to us greatly."

"Now a stunning harbourside home, the Tower House remains steeped in history, whilst enjoying all the comfort and convenience of contemporary living," the owners continue. "With room to sleep six people and three en suite bathrooms, there is space for the whole family here. The open plan kitchen diner on the first floor is ideal for everyday life and entertaining alike, while mezzanine study area provides a peaceful place to pause and reflect or get some work done from home. Our favourite room, however, is the ground floor lounge. In the winter months, we can spend hours storm watching from the cosy comfort of the sofa, taking in the drama of the waves reaching up towards the clock tower. In summer, we love to sit out on the front patio looking out over the harbour with an evening glass of wine; or take breakfast on the sheltered rear terrace behind the kitchen. With a morning sun trap to the rear and stunning views to the front of the house, we have the best of all aspects here. Another favourite feature of living here is getting up in the morning and strolling 150 yards down to the beach tucked around the corner."

The Tower House has the double advantage of flexible living in a breathtaking location. "Since purchasing the property in 2016, we have been going there between 9 and 13 weeks a year," say the owners, "so it has served partly as a second home for us to escape to; and partly as a holiday let, providing additional income and allowing others to share in this lovely place when we are not here. Beautifully finished to a high standard throughout and flanked by neighbours in the adjacent parts of the old coastguard station, the house could be equally a full-time home or a secure lock-up-and-leave. Indeed, this is a popular place for tourists at certain times of the year. Porthleven is an up-and-coming foodie destination, with visitors coming from far and wide to sample local delicacies during the annual food festival."

Porthleven is a vibrant, picturesque fishing village and is mainland Britain's most southerly port. The village is renowned for its many highly regarded restaurants and is heaven for "foodies", long beach, surfing, rugged coastline and clifftop walks. The annual, three day award winning Porthleven Food and Music Festival attracts visitors from far afield who come to enjoy the live music, celebrity chefs and street food. Community groups are thriving within the village with sports clubs (including a wild swimming group called The Salty Sisters) 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, public houses, galleries, supermarket, doctors' surgery and a well regarded primary school.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

Bi fold doors to

LOUNGE

5.87m x 2.74m narrowing to 1.98m (19'3" x 9' narrowing to 6'6")

Enjoying fabulous views over the harbour and out to sea. The room has spotlighting, understairs cupboard, stairs to the first floor, step up and door to

BEDROOM THREE

4.34m x 2.67m (14'3" x 8'9")

With outlook to the rear, spotlighting and door to

EN SUITE SHOWER ROOM

An attractive modern suite comprising W.C. with concealed cistern, wall mounted washbasin with mixer tap, shower cubicle with both rain and flexible shower heads. The room has a tiled floor, tiled walls, spotlighting, towel rail and a motion sensor bathroom mirror.

STAIRS

Stairs with glass balustrades ascend to the first floor.

KITCHEN/DINER

A fabulous open plan room with stunning views over the village, harbour and out to sea. The room has spotlighting and a mezzanine level above.

DINING AREA

5.87m x 2.74m (19'3" x 9')

With door to the master bedroom, stairs to the mezzanine level, opening with step down to the hall and opening with steps down to

KITCHEN AREA

3.81m x 2.90m (12'6" x 9'6")

An attractive, stylish modern 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. An array of built-in appliances include an oven with hob and hood over, washing machine, dishwasher, fridge/freezer and a separate combi oven/ microwave. There is a central island providing a further working top surface and cupboards under, spotlighting, french doors and an outlook to the rear decking area.

MASTER BEDROOM

3.96m narrowing to 3.66m x 3.35m plus walk-in area (13' narrowing to 12' x 11' plus walk-in area)

A good sized master bedroom with high ceiling and an attractive beam. There is LED lighting and the room enjoys the fine coastal outlook. Access to the loft area. Door to

EN SUITE SHOWER ROOM

An attractive modern suite comprising W.C. with concealed cistern, wall mounted washbasin with mixer tap, shower cubicle with both rain and flexible shower heads. The room has a tiled floor, tiled walls, spotlighting, towel rail and a motion sensor bathroom mirror.

HALL

With door to bedroom two. Door to

W.C.

Comprising W.C. with concealed cistern, wall mounted washbasin with mixer tap and a towel rail. There is a tiled floor, tiled walls and spotlighting.

BEDROOM TWO

3.35m narrowing to 3.05m x 2.44m average measureme (10'11" narrowing to 10'0" x 8'0" average measureme)

With high ceiling with spotlighting and an attractive beam. Window to the rear and step down to a walk-in wardrobe area with spotlighting. Door to

EN SUITE BATHROOM

An en suite bathroom comprising bath with shower and mixer tap over, a wall mounted washbasin and a W.C. with concealed cistern. There are tiled walls, a tiled floor, towel rail, obscure glazed window, spotlighting.

MEZZANINE LEVEL

Currently utilised as an office/snug, this area has an outlook down to the dining area, LED spotlighting. Steep stairs head to the roof terrace.

ROOF TERRACE

A simply breathtaking area enjoying scintillating views over the village of Porthleven and incorporating the harbour, the Bickford Smith Institute Clock Tower and pier, open countryside and out to sea. This area is enhanced by the castle style turrets and gives one a true birds eye view of this bustling port.

SERVICES

Mains electricity, drainage and water.

AGENTS NOTE ONE

We are advised that this property is a leasehold property with a 999 year lease created in 2016.

GROUND RENT - peppercorn.

AGENTS NOTE TWO

Purchasers of this property will also purchase a third share of the freehold of this building which manages the maintenance of the communal outside areas.

AGENTS NOTE THREE

We are advised that the roof terrace is for residential use only and not to be used as part of the holiday letting.

AGENTS NOTE FOUR

The service charge has been £250.00 per quarter for the last few years, covering buildings insurance, gardening and the management company fees.

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 July, 2023.

Directions

From our Porthleven office head down Fore Street and turn left on to Harbour Road. Head along Harbour Road passing the Harbour Inn on your left hand side and continue until you reach the left hand turning on to Salt Cellar Hill. Head to the top of this hill and turn right on to Peverell Terrace. Continue up Peverell Terrace and the property will be found after a short distance on your left hand side.

Viewings

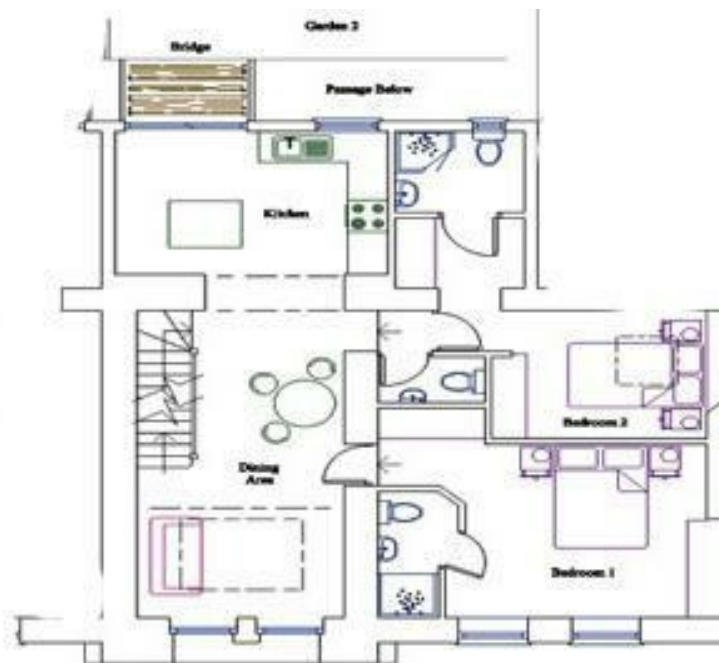
To view this property or any other we are offering for sale simply call the office on 01326 565566.



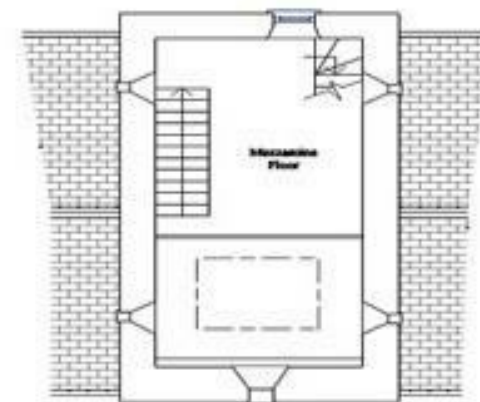
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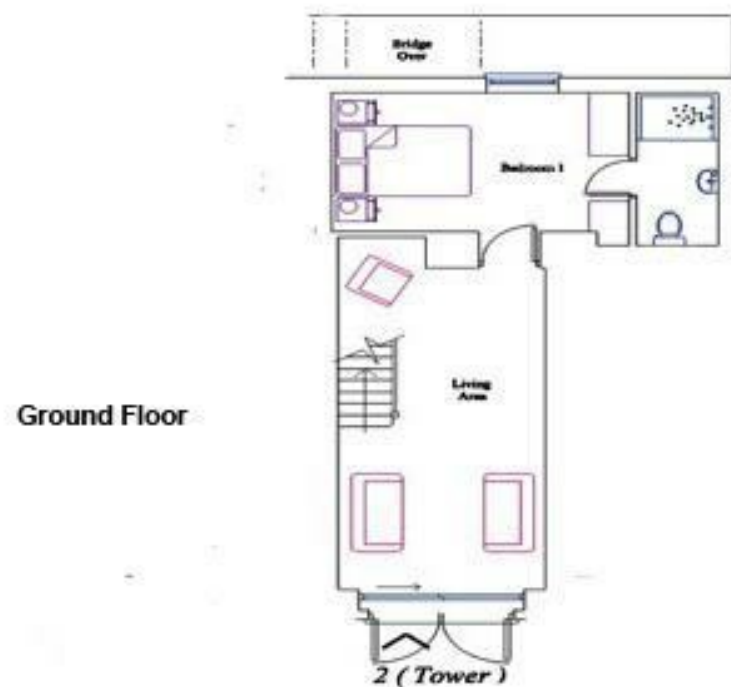
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First Floor

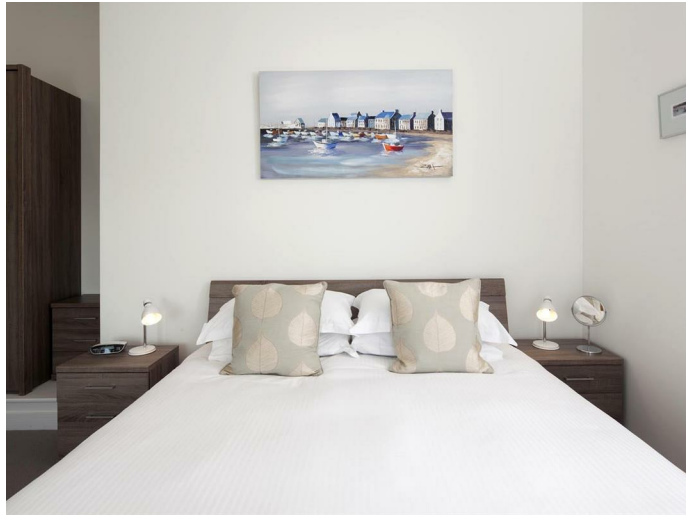


Second Floor



Ground Floor

FOR ILLUSTRATION
PURPOSES ONLY



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		58	71
EU Directive 2002/91/EC			
			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
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