



3 Chapel Row  
Porthleven, TR13 9HY











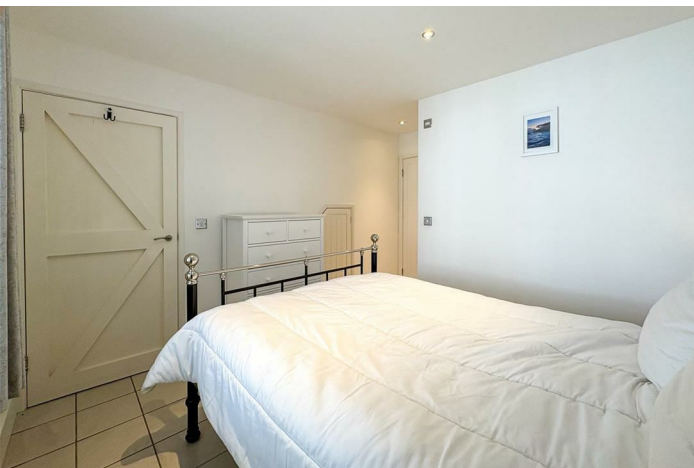
# 3 Chapel Row Porthleven, TR13 9HY

Just moments from the vibrant village centre, this beautifully presented stone fronted cottage is perfectly placed to enjoy Porthleven's popular harbour, beach, and fantastic selection of restaurants and shops.

Finished to a modern standard throughout, the reverse level layout has been thoughtfully designed. On the ground floor, you'll find two spacious double bedrooms, each with its own en-suite—ideal for privacy and convenience.

Upstairs, the open-plan living area is a fantastic space for entertaining with vaulted ceilings and lots of windows allowing lots of natural light. The kitchen offers ample storage and allows you to stay connected with guests while cooking. The living area is warm and inviting, with a cosy log burner that adds charm and comfort.

This delightful cottage offers a perfect blend of traditional character and contemporary living, making it an ideal full time home or bolt hole.



The Mather Partnership, Offices in Helston & Hayle

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**Guide Price £289,500**

**Location**

This property is located in a tucked away position within a stones throw of the inner harbour. Porthleven is a vibrant village offering an array of quality restaurants and cafes as well as day to day facilities to include a supermarket, Primary School and doctors surgery. With a gorgeous traditional working harbour and beach this is a super and much sought after location.

**Accommodation**

Entrance Hallway  
Bedroom One with Ensuite  
Bedroom Two with Ensuite

Stairs to First Floor  
Open Plan Lounge/Diner/Kitchen

**Services**

Mains water, electricity and drainage.

**Agents Note**

A shared pathway gives access from Shute Lane and Chapel Terrace to the property.

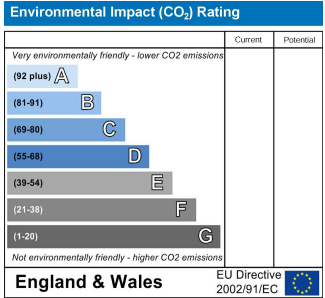
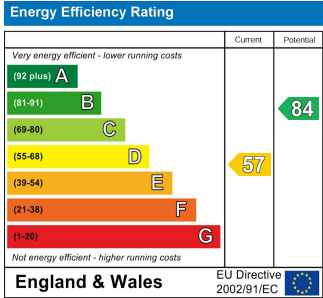
**Council Tax Band- B**

**What3Words**

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### **Anti Money Laundering Regulations – Purchasers**

It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

### **Proof of Finances**

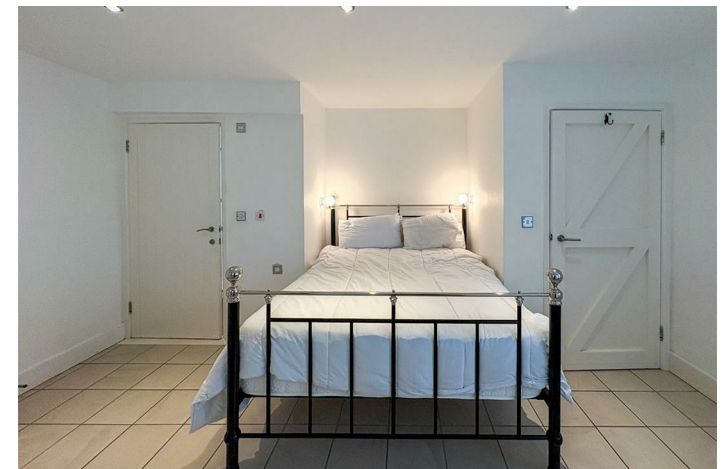
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

### **Broadband & Mobile Phone Coverage**

To check the broadband coverage for this property please visit

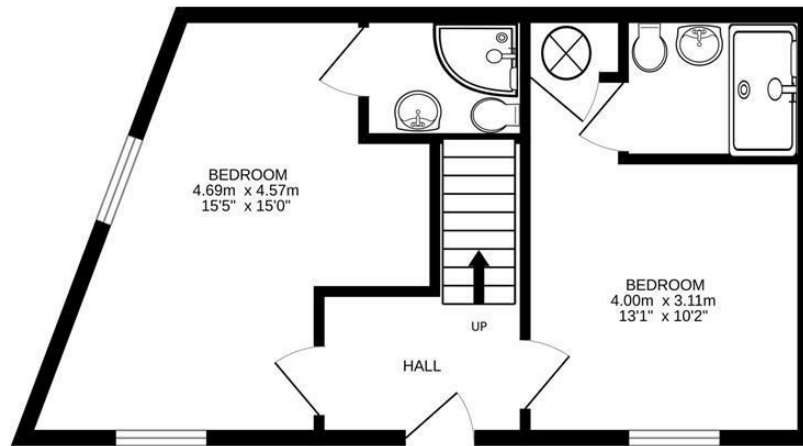
<https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit

<https://checker.ofcom.org.uk/>

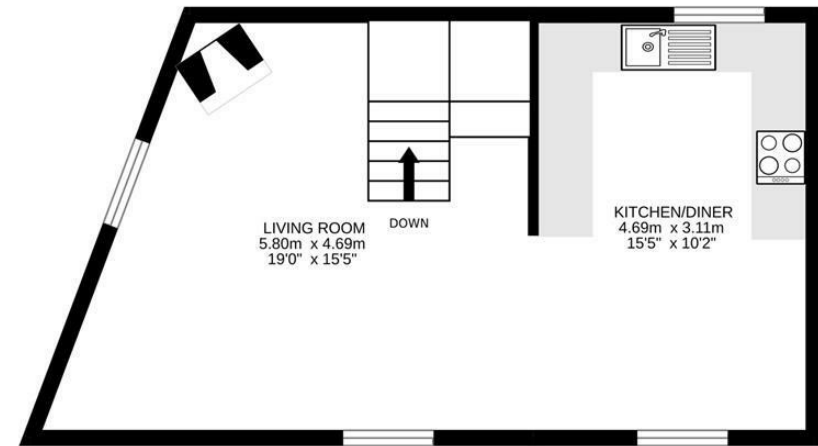




GROUND FLOOR



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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