

# Trethan Cottage Salt Cellar Hill

## Porthleven, TR13 9DP

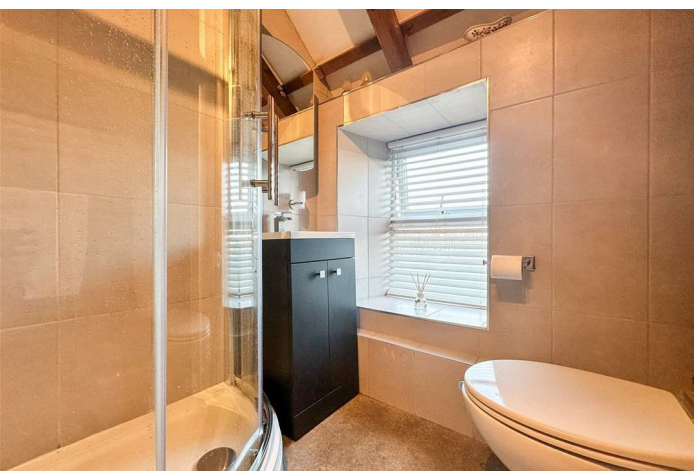


**MATHER**  
PARTNERSHIP









# Trethan Cottage Salt Cellar Hill Porthleven, TR13 9DP

Welcome to this charming three bedroom semi detached cottage, just a short walk from the bustling village centre, renowned for its range of restaurants, cafés, and the nearby beach. This cottage, finished to a high standard, beautifully blends modern amenities with original features. Step into the welcoming entrance hallway, which leads to a sociable kitchen/diner, the perfect space for entertaining friends and family.

This area boasts wooden beams and an alcove which currently has a log feature adding further character. The kitchen itself offers ample storage and worktop space, ideal for culinary enthusiasts. The spacious living room, enhanced by a log burner, creates a cosy atmosphere, perfect for relaxing evenings. Additionally, a practical utility room provides fantastic storage and space for a washing machine and tumble dryer. Finishing the downstairs accommodation is a modern shower room. Upstairs, you will find three well-proportioned bedrooms, a shower room, and a large storage room that could easily double as a study. Outside, the property benefits from off-road parking a highly sought after feature this close to the harbour.



The Mather Partnership, Offices in Helston & Hayle

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**Guide Price- £425,000**

**Location**

This property enjoys an elevated position just moments from the Harbour Head and all that this bustling harbourside village has to offer. 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 as well as a world class surf break this is a super and much sought after location.

**Accommodation**

Entrance Hallway

Kitchen/Diner

Shower Room

Living Room

Utility Room

Stairs to Landing with Storage or Study Space

Bedroom One

Bedroom Two

Bedroom Three

Shower Room

**Parking**

There is off road parking for one vehicle.

**Services**

Mains water, drainage and electricity. Oil Fired Central Heating.







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			
		39	81
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



## Council Tax Band-D

### 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/>

### What3Words

///achieving.outfitter.posts

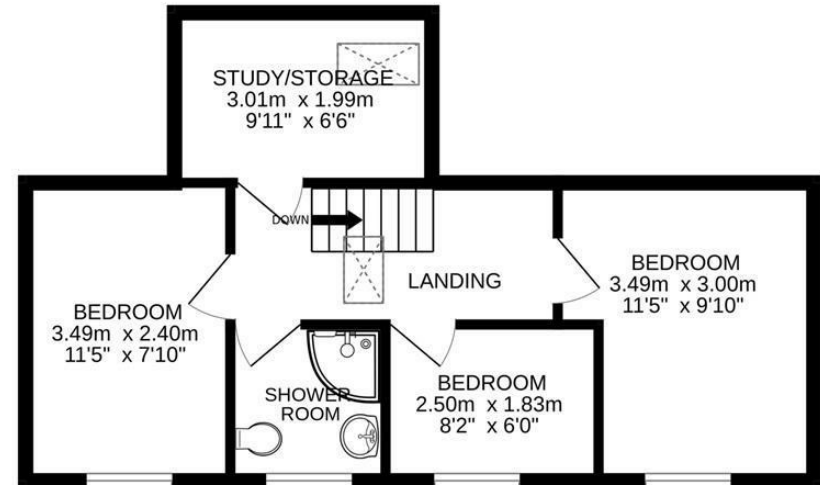




GROUND FLOOR



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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