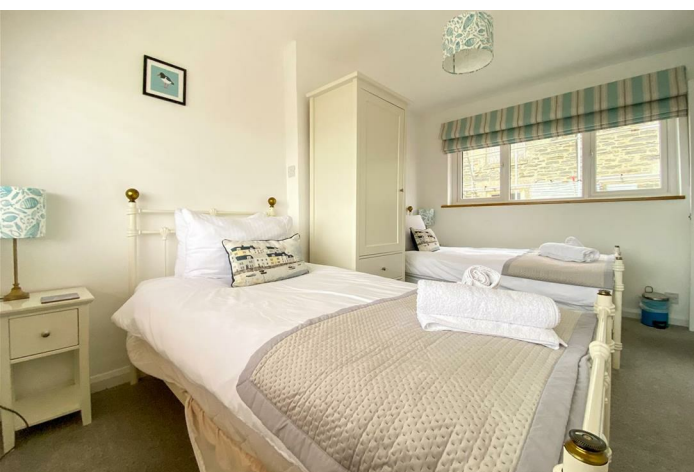


Pilchard Cottage, 11 Peverell Road
Porthleven, TR13 9DH







Pilchard Cottage, 11 Peverell Road Porthleven, TR13 9DH

This two bedroom terraced cottage has been tastefully modernised throughout, blending character with contemporary comfort.

The cosy living room features a log burner, creating a warm and inviting space to relax. The kitchen/diner offers ample storage and plenty of room for a dining table—perfect for everyday living or entertaining guests. Upstairs, you'll find two well proportioned bedrooms and a stylish, contemporary shower room.

Step outside and take the stairs down to the courtyard, an ideal spot for alfresco dining or morning coffee. Beyond the courtyard, the generous cellar provides excellent storage and presents an exciting opportunity to be transformed into additional accommodation, a home office, or a creative space—subject to any necessary permissions.



The Mather Partnership, Offices in Helston & Hayle
Tel: 01326 565016 or 01736 804556 | hello@thematherpartnership.co.uk
| www.thematherpartnership.co.uk

Guide Price £240,000

Location

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. If you're looking to go further afield, the city of Truro and the towns of Falmouth, Penzance and Hayle are all within a 20 to 30 minute drive.

Accommodation

Entrance Hallway
Kitchen/Diner
Living Room
Stairs to Landing
Bedroom One
Shower Room
Bedroom Two

Outside

To the front of the property is a neat, enclosed courtyard, offering a welcoming entrance. At the rear, a raised terrace provides a private seating area, with steps leading down to a lower courtyard, ideal for enjoying the outdoors in a sheltered setting

Cellar

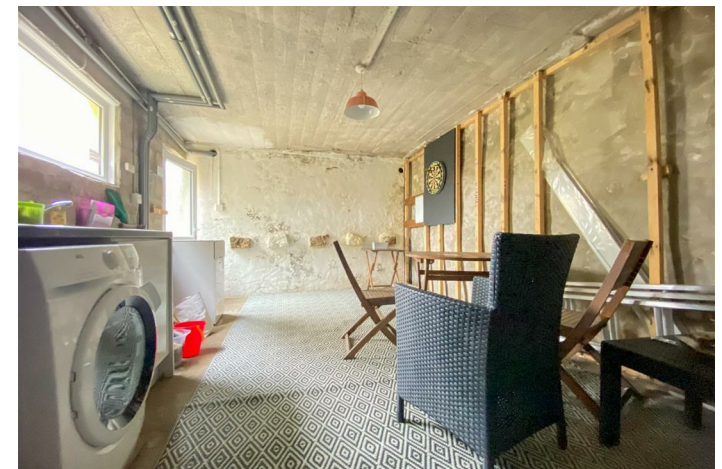
Providing a fantastic amount of storage as well as a unique opportunity to transform this space to highlight it's full potential.

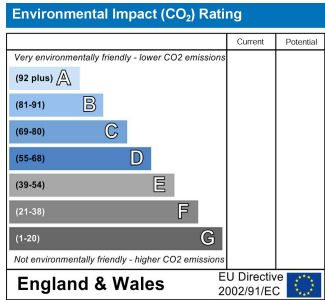
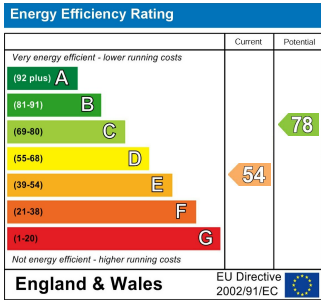
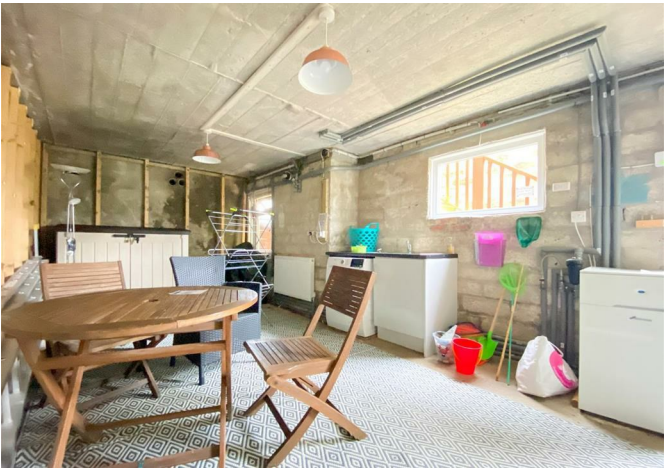
Services

Mains water, electricity, drainage and Oil central heating

Rights of Way

Our client has advised us that there is a pedestrian right of way over the rear courtyard in favour of a neighbouring property. Also Pilchard Cottage benefits from a right of way over the rear courtyard of number 9 Peverell Road.





Council Tax Band-B

What3Words

///index.conquests.responses

Anti Money Laundering Regulations – Purchasers

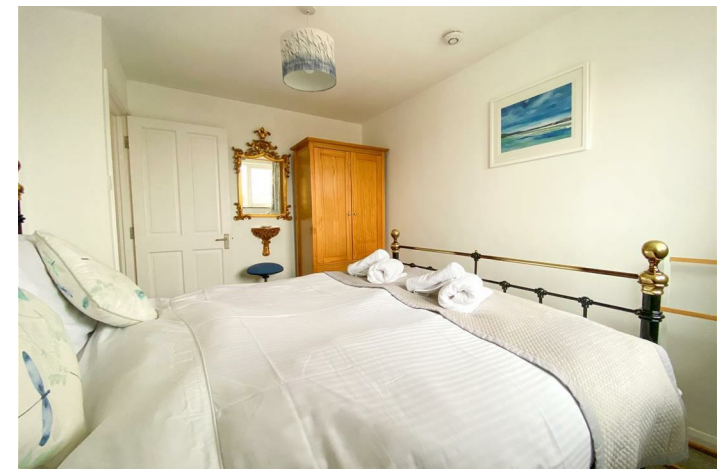
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

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

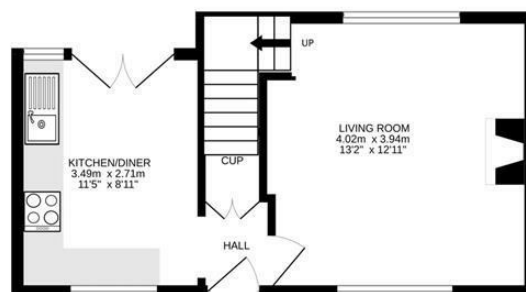
To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>



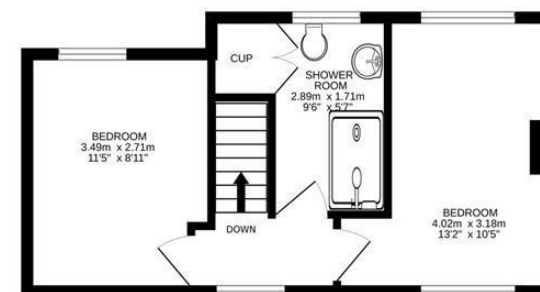
GROUND FLOOR



1ST FLOOR



2ND 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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The Mather Partnership advises that whilst we endeavour to ensure that our sales particulars are accurate and they are produced in good faith, they are produced as a general guide only and do not constitute any part of a contract. If there is any aspect of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. No person in the employment of this company has any authority to give any representation of warranty in relation to the property. Please note that none of the services, appliances, heating, plumbing or electrical installations have been tested by the selling agent. Also, if double glazing has been mentioned, the purchaser is strongly advised to satisfy themselves as to the amount of double glazed units in the property.

