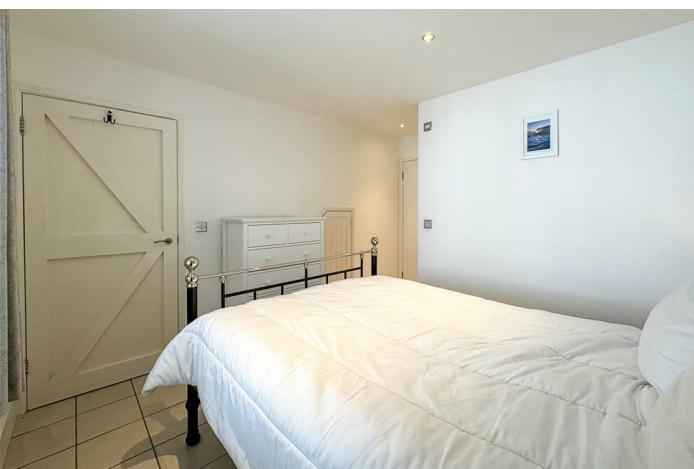




3 Chapel Row
Porthleven, TR13 9HY







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

Tel: 01326 565016 | hello@thematherpartnership.co.uk | www.thematherpartnership.co.uk

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

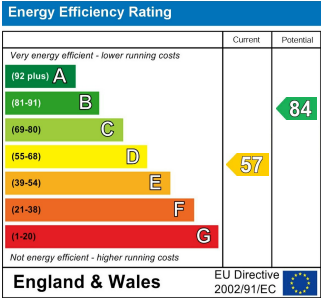
A shared pathway gives access from Shute Lane and Chapel Terrace to the property.

Council Tax Band- B

What3Words

///interests.rockets.corded





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

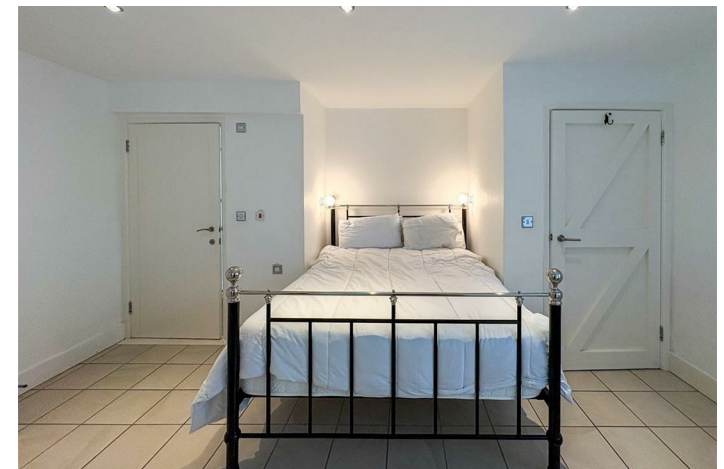
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

Broadband & Mobile Phone Coverage

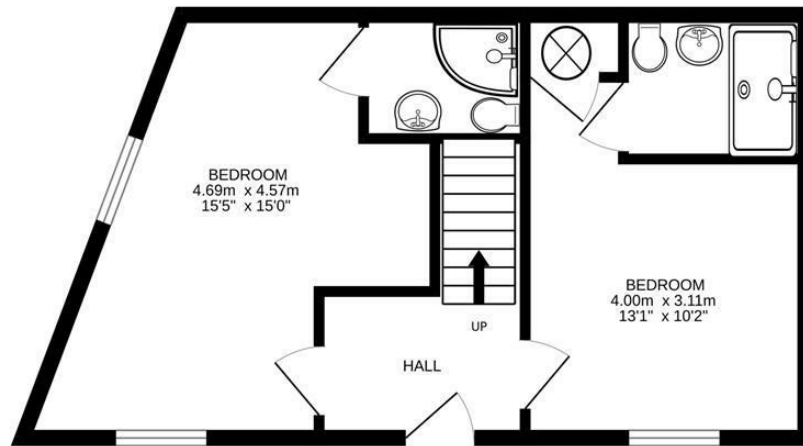
To check the broadband coverage for this property please visit

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

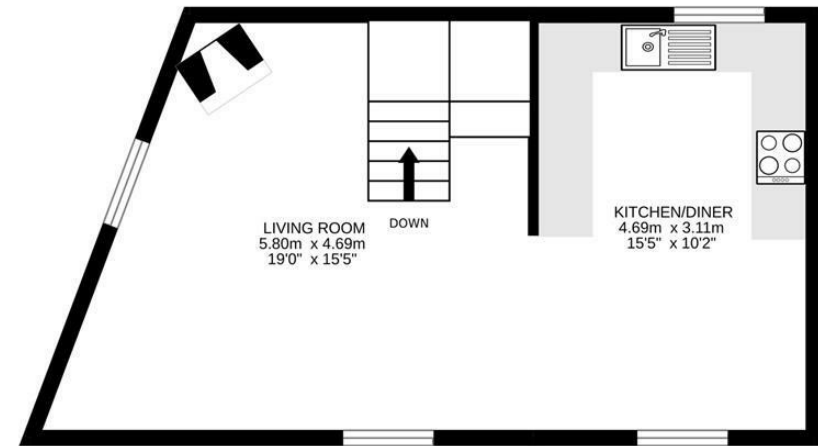
<https://checker.ofcom.org.uk/>



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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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.

