



'Oceans Edge', Cliff Road, Porthleven, Helston.

£279,950

A gorgeous 2 bed character cottage literally within a stone's throw of the beach with glorious sea views and an exceptional holiday letting history.

- Beach front cottage
- Stunning sea views
- Two bedrooms
- Excellent letting history
- Mainly double glazed
- Fittings & contents available

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www.purecornwall.co.uk



'Oceans Edge'

Cliff Road

TR13 9EZ

Location

The ancient fishing village of Porthleven is situated along the Cornish South Coast and is the most southerly port in mainland Britain. Together with its attractive harbour, nearby long stretches of golden beaches, and spectacular coastal walks, Porthleven has become a prime holiday destination being popular with visitors all year long and offers a wide range of quality shops, galleries and restaurants. We recommend second home buyers and investors to this area as there are very high occupancy rates - there have been 44 weeks booked for this property in 2011 and forward bookings for 2012 are excellent with many repeat bookings in place. This is a rare chance to buy along this stunning seafront and would make a fabulous investment or second home.

The Property

This lovely cottage is located just above the beach with panoramic sea views overlooking the English Channel. Inside the accommodation is presented in a cosy character style with beamed ceilings and a log burner in the sitting room with stripped wooden doors with majority low maintenance double glazed windows. There is a beautifully fitted sizeable kitchen/dining room with quality Smeg appliances included. Upstairs there are two bedrooms – one double and one twin room with a modern family bathroom. Being located in such a privileged sea front setting viewing is highly recommended.

The Accommodation Comprises: (all dimensions are approximate)
Upvc double-glazed door into:

Sun Porch 6'11 x 5'8

Double glazed to front and sides with open sea views to the front aspect, tiled flooring, door leading off to:

Sitting Room 12'7 x 9'1

A beautifully presented room with character inset log burner on a slate hearth, upvc double-glazed windows enjoying panoramic sea views, TV point, beamed ceiling, carpeted, Night store heater.

Rear Hall

Double glazed door to rear yard and side entrance, through to:

Kitchen/Dining room 14'3 x 10'3

A beautifully appointed room with cream colour fronted range of eye and floor level units complimented by roll top work surfaces, single drainer sink, tiled surrounds, windows to side, slate style tiled floor. Smegg quality appliances are fitted - hob, built in electric fan

assisted oven and grill, dishwasher, fridge. Good sized dining area with plenty of room for all to sit with a large table for up to 6 covers, beamed ceiling, night store heater.

From the front lobby there is a staircase leading to:
First floor landing – Carpeted, Night store heater, doors to:

Bedroom 1 15'3 x 11'2 max

A great main bedroom being light and airy with glorious panoramic sea views through two double glazed windows, night store heater, inset ceiling lights, store cupboard.

Bedroom 2 10'1 x 8'8

A twin room with double glazed window to side, inset ceiling lights, electric panel heater, carpeted.

Family Bathroom

A modern white suite with panelled bath with electric shower over, wash hand basin. WC, tiled flooring, double-glazed window, tiled walls, heated towel rail, inset ceiling lights.

Outside

The front of the property has an open sun terrace which fully takes advantage of the glorious sea views - an ideal place for alfresco dining or enjoying this stunning marine vista.

Services

Mains electricity, water and drainage, night store heating, telephone and broadband subject to connection.

Viewing – strictly by appointment only with the vendors sole agents on **01872 561642**

Pictured below - Views out from the front terrace.



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Pure Cornwall has not tested any apparatus, equipment fixtures and fittings or any services and cannot verify that they are in working order or fit for purpose. Prospective purchasers are advised to obtain their own independent reports from relevant professionals such as a surveyor or solicitor. Pure Cornwall advises buyers to make their own enquiries as to the tenure. All measurements and room descriptions are for general guide purposes only and buyers should verify information provided before purchasing furniture, fittings, carpets or appliances.