



Gwel Teg

Porthleven





The Property

- Harbourside semi-detached Victorian house extensively renovated in 2016/17
- Beautifully presented and modernised accommodation arranged over three floors
- Currently holiday let through Porthleven Holiday Cottages (<https://www.porthlevenholidaycottages.co.uk/properties/gwel-teg/>)
- Entrance hall with original corbel and understairs cupboard
- Double aspect open plan living space with Victorian fireplace, woodburner and harbour / sea views
 - Contemporary kitchen with Integrated dishwasher, fridge, cooker and hob
- Utility room with units to match the kitchen, washer / dryer, fridge / freezer, modern immersion tank, extraction and access to the rear courtyard garden
- Two first floor double bedrooms, one with a bay window providing the sea / harbour views
- Well-appointed shower room enjoying the sea views
- Well-appointed bathroom to the rear
- Attic conversion twin bedroom (completed 2017)

Outside space

- Courtyard garden to the rear with shed and gated side access
- Patio terrace to the front enjoying the sensational views of the sea, harbour and village

Tenure, services and material information

Freehold. Grade 2 Listed. Mains water, drainage and electricity. Electric radiators (installed 2016)

Council Tax: currently exempt as holiday let

Broadband: Full Fibre is available (source: <https://www.openreach.com/broadband-network/fibre-availability>)



Gwel Teg, 15 Bay View Terrace, Porthleven, Helston TR13 9JQ

Located towards the seaward side of Porthleven's most iconic Victorian terraces of waterside houses and enjoying utterly mesmerising views of the harbour, famous sea wall and open ocean, this beautifully presented 3-storey home provides modernised and charming seaside living with three bedrooms and low maintenance outside space.

Location

Bay View Terrace is the instantly recognisable and ubiquitous terrace positioned above Porthleven's harbour. Enjoying stunning sea views including the famous harbour wall (often photographed during storm season), the open sea and harbour, this really is Porthleven at its most authentic.

This area of southwest Cornwall is steeped in history and natural beauty. To the south, The Lizard Peninsula is defined by its small fishing villages, open countryside and the timeless Helford, one of Cornwall's best sailing rivers. To the west, Mount's Bay is dominated by St Michael's Mount before leading around Penzance to the fishing port of Newlyn and pretty Mousehole. Beyond, the far west juts defiantly into the Atlantic and this area of Cornwall has for generations attracted and inspired many celebrated artists and writers.

Penzance, 12 miles away, provides a mainline railway line to London Paddington and a ferry service to the stunningly beautiful Isles of Scilly. Cornwall Airport (near Mawgan Porth) is about 40 miles away and provides regular flights to London and many other UK and European destinations.



Distances

Loe Bar – 1.5 (by foot); Helston – 2.5; Praa Sands – 5; Marazion – 9; Penzance – 12; Carbis Bay – 14; Kynance Cove – 14; Mousehole – 16.5; Falmouth – 16.5; Truro – 21; Cornwall Airport (Newquay) – 40;
(All distances are approximate and in miles)

What 3 Words /// unlisted.luckier.february





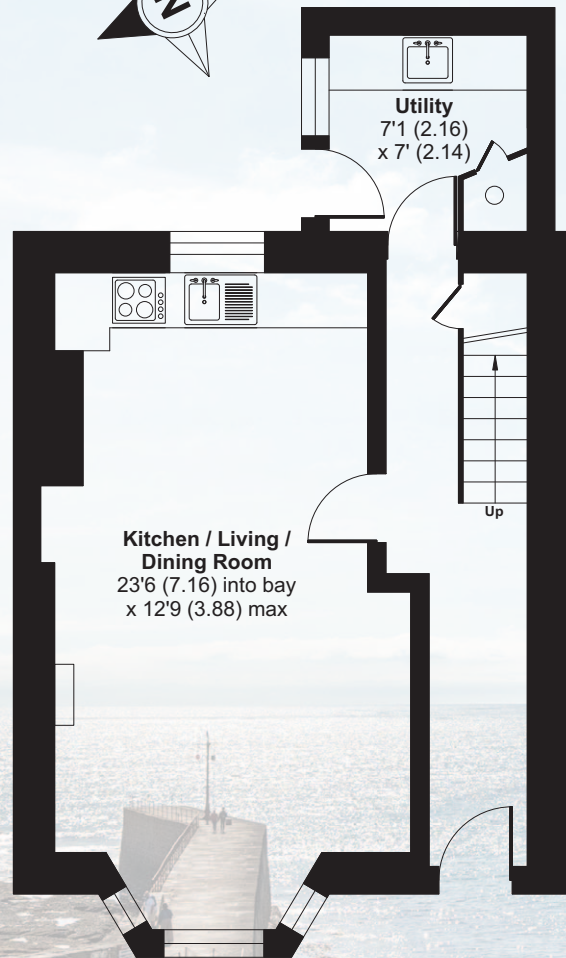
15 Bay View Terrace, Porthleven, Helston, TR13 9JQ

Main House = 982 sq ft / 91.2 sq m

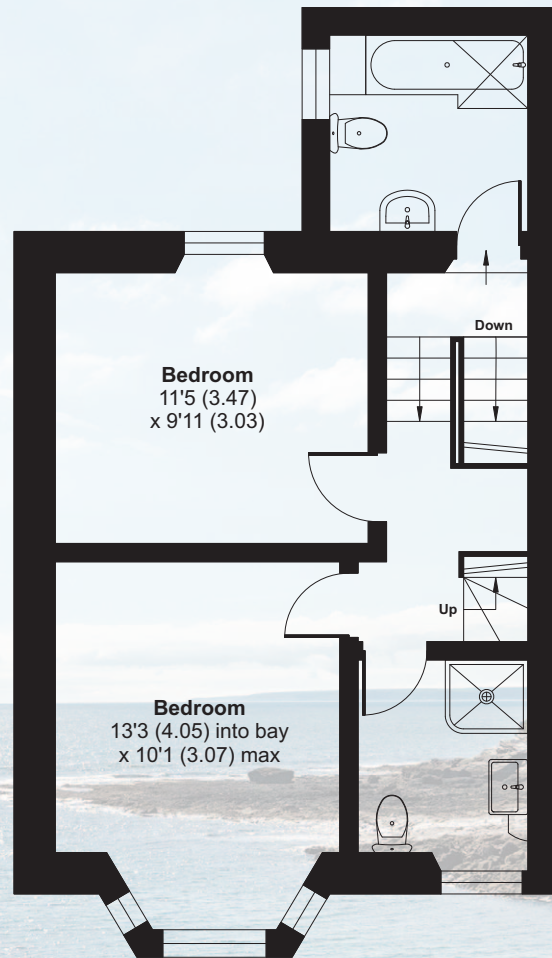
Total = 1026 sq ft / 95.3 sq m

Limited Use Area(s) = 44 sq ft / 4 sq m

For identification only - Not to scale

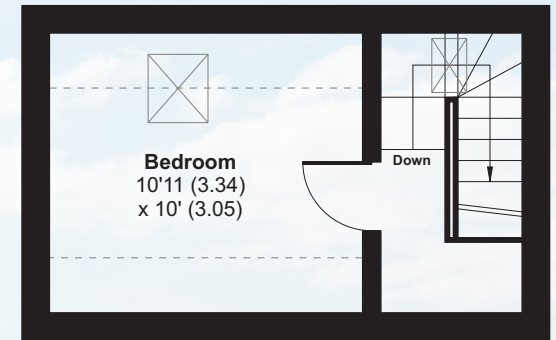


GROUND FLOOR



FIRST FLOOR

Denotes restricted
head height



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Shore Partnership Limited. REF: 1267127

FIXTURES & FITTINGS Only those fixtures and fittings mentioned specifically in the sales particulars are to be included in the sale. All others (including light fittings not mentioned, furniture, garden furniture, garden ornaments etc) are not included but may be available by separate negotiation.

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