

6 Rope Walk, Harbour Quarter

£285,000

A two-bedroom harbour cottage with a covenant that keeps it honest - a home or a long let, not a holiday let.



BEDROOMS
2

BATHROOMS
1

RECEPTIONS
1

TYPE
Cottage

TENURE
Freehold

EPC
E

About this property

Rope Walk runs from the quay up towards the gig club sheds, and number 6 is a stone-fronted cottage that has been in the same family for thirty years. There is a sitting room with an open fire, a kitchen-diner across the rear, two double bedrooms and a bathroom upstairs, and a sheltered courtyard with a stone outbuilding that wants to be a workshop or a serious bike store.

Worth knowing before you fall for it: the title carries a covenant restricting use to a principal residence or assured tenancy - no holiday letting. We think that is a quiet selling point. It keeps the lane lived-in year round, and for an investor the maths still work: a comparable cottage on our lettings book achieves £1,050 pcm, a gross yield of around 4.4% at the asking price, with Harbour Quarter demand running well ahead of supply.

The cottage is freehold, chain-free, and honestly priced to reflect some cosmetic updating - the heating and wiring are in good order, but the kitchen and bathroom are dated and the front elevation will want repainting next spring, as render this close to the water always does. Viewings are accompanied and available six days a week.

Key facts

- Freehold
- Council tax band B
- EPC rating E
- No holiday letting (restrictive covenant)
- Chain-free sale
- Stone outbuilding in courtyard

Letterbox Lettings

Estate agents in Porthaven · Established 2016

01632 330 520
hello@letterboxlettings.example
8 Harbour Parade, Porthaven, PV1 3JN

Viewing strictly by appointment with **Letterbox Lettings** · 01632 330 520 · hello@letterboxlettings.example

Gallery

