



The Clamshell, 3 Keigwin Place,  
Mousehole, Penzance, TR19 6RR









**THE CLAMSHELL, 3 KEIGWIN PLACE, MOUSEHOLE, PENZANCE, TR19 6RR**

**GUIDE PRICE £425,000 FREEHOLD**

Lovely sea views over Mousehole harbour to St Clements Isle, St Michael's Mount and beyond from this charming two bedroom grade II listed character cottage situated in one of the oldest parts of the village centrally located for most amenities and only a short stroll down to the harbour.

**\* ALL SERIOUS OFFERS CONSIDERED \* GRADE II LISTED \* TWO BEDROOMS \***

**\* LIVING ROOM \* FITTED KITCHEN \***

**\* ENSUITE BATHROOM TO MAIN BEDROOM \* FURTHER SHOWER ROOM \***

**\* PERIOD FEATURES \* CLOSE TO LOCAL AMENITIES \***

**\* CENTRAL POSITION A STONES THROW FROM THE HARBOUR \* VIEWING RECOMMENDED \***

**\* MAJORITY OF FIXTURES AND FITTINGS AVAILABLE BY SEPARATE NEGOTIATION \***

**\* IDEAL HOLIDAY OR SECOND HOME \* EXCELLENT OPPORTUNITY \* COUNCIL TAX BAND = C \***

**\* EXCELLENT DECORATIVE ORDER THROUGHOUT \***

**\* EPC = G \* LOVELY SEA VIEWS OVER MOUSEHOLE HARBOUR AND BEYOND**

The property has recently undergone extensive modernisation and in doing so has created a superb character cottage which really needs to be viewed internally to appreciate to the full. The accommodation is set over three floors and from the main bedroom there are lovely views across Mount's Bay to St Michael's Mount and into Mousehole harbour. There is an ensuite bathroom to the main bedroom and a further shower room to the ground floor. The Clamshell is a fine example of a character cottage and we would highly recommend an early appointment.

**ENTRANCE DOOR TO**

**LIVING ROOM** 14' 4" x 9' 5" narrowing to 7' 4" (4.37m x 2.87m - 2.24m) Open fireplace with wood burner set on slate hearth, exposed pine floorboards, beamed ceiling, built in cupboards, individually thermostatically controlled radiator.

**KITCHEN** 6' 6" x 6' 4" (1.98m x 1.93m) Belfast sink with cupboards below, range of fitted units incorporating fridge and dishwasher, polished granite work surfaces, built in Bosch oven and four ring hob, sunken spotlights.

**STAIRS FROM LIVING ROOM TO**

**BEDROOM ONE** 15' 5" x 11' 7" - 9' 2" (4.7m x 3.53m - 2.79m) Double aspect room with lovely sea views into Mousehole harbour to St Clement's Isle, St Michael's Mount and beyond, exposed A frames, cupboard housing hot water cylinder, feature granite quoins, exposed floorboards. Door to:

**ENSUITE BATHROOM** White suite comprising rolltop bath set on ball and claw feet, chrome mixer tap and shower attachment, lovely sea views over Mount's Bay to St Michael's Mount and beyond, low level w.c., vanity unit with circular wash hand basin and storage under, feature tiled wall, sunken spotlights, radiator.

**FROM LIVING ROOM, STAIRS DOWN TO**

**INNER HALLWAY** Door to the rear.

**BEDROOM TWO** 8' 2" x 7' 2" (2.49m x 2.18m) Plus deep window sill, built in cupboard with plumbing for washing machine, tiled flooring with underfloor heating.

**SHOWER ROOM** White suite comprising walk in shower cubicle with glazed screen and black fittings, low level w.c. incorporating wash hand basin, tiled flooring with underfloor heating.

**OUTSIDE** To the front of the property there is a raised terrace which has views into Mousehole harbour.

**SERVICES** Mains water, electricity and drainage. Superfast broadband capability.

**MARSHALL'S PARK LANE OFFICE:** 0207 0791476

**LOCAL AUTHORITY:** Cornwall Council, St. Johns Hall, Alverton Street, Penzance, Cornwall, TR18 2QW TEL (0300 1234171)

**ANTI MONEY LAUNDERING REGULATIONS:** It is a legal requirement that we receive verified I.D. from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

**PROOF OF FINANCE:** Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.

For clarification we wish to inform the prospective purchaser(s) that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters, which are likely to affect your decision to buy, please contact us before viewing this property.

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