



Marshall's

ESTATE AGENTS



4b Cherry Garden Street, Mousehole,  
Penzance, Cornwall, TR19 6RN















**4B CHERRY GARDEN STREET, MOUSEHOLE, PENZANCE, CORNWALL, TR19 6RN**

**GUIDE PRICE £385,000 FREEHOLD**

Lovely sea views over Mount's Bay to St Clement's Isle and beyond from this charming two bedroom grade II listed character cottage with useful attic space and a small garden to the front.

**\* TWO BEDROOMS \* ATTIC SPACE \* LIVING ROOM \* KITCHEN / DINING ROOM \***

**\* CLOAKROOM \* MANY PERIOD FEATURES \* GRADE II LISTED \* SMALL GARDEN \***

**\* CLOSE TO MOST AMENITIES \* EXCELLENT OPPORTUNITY \* VIEWING RECOMMENDED \***

**\* EPC = G \* COUNCIL TAX BAND = B \* APPROXIMATELY 57 SQUARE METRES \***

The property has well proportioned living accommodation with lovely sea views over Mount's Bay from the upper floors which has much charm and character throughout and really needs to be viewed internally to appreciate to the full. The present vendor has maintained the property to a high standard, retaining many period features and offers versatile accommodation. Cherry Garden Street is located in the centre of the popular fishing village of Mousehole within a short stroll of most amenities and the harbour. Due to the popularity of properties such as this we would highly recommend an early appointment to view.

**ENTRANCE DOOR TO:**

**KITCHEN / DINING ROOM:** 12' 6" x 12' 0" (3.81m x 3.66m) Twin bowl porcelain sink with cupboards below, range of base and wall mounted units with solid wood work surfaces, beamed ceiling, oil fired Rayburn serving hot water, built in oven, four ring hob, exposed floorboards, understairs storage cupboard with plumbing for washing machine.

**BATHROOM:** White suite comprising panelled bath with chrome mixer tap and shower attachment, oval freestanding basin with cupboards below, exposed floorboards.

**STAIRS FROM KITCHEN / DINING ROOM TO:**

**LANDING:** Currently used as a study area with built in desk and shelving, understairs storage cupboard, exposed floorboards.

**LIVING ROOM:** 12' 0" x 9' 0" (3.66m x 2.74m) Open fireplace with cast iron log burner set on a slate hearth, shelved recess, exposed beams, tv point, exposed floorboards. Door leading to exterior steps leading to the front of the property.

**STAIRS FROM LANDING TO SECOND FLOOR LANDING**

**BEDROOM ONE:** 9' 4" x 9' 2" (2.84m x 2.79m) Built in airing cupboard housing hot water cylinder with storage over, exposed floorboards, shelving.

**BEDROOM TWO:** 9' 0" x 6' 10" (2.74m x 2.08m) Lovely sea views over Mount's Bay to St Clement's Isle, shelving and hanging area, exposed floorboards.

**CLOAKROOM:** White suite comprising low level w.c., wash hand basin.

**STAIRS FROM SECOND FLOOR LANDING TO:**

**ATTIC:** 12' 10" x 8' 10" (3.91m x 2.69m) With restricted head height, double glazed Velux window with lovely sea views over Mount's Bay to St Clement's Isle and beyond.

**OUTSIDE:** To the front of the property there is an enclosed courtyard with oil tank.

**SERVICES:** Mains water, electricity and drainage.

**DIRECTIONAL NOTE:** Entering Mousehole from the Newlyn side, proceed through the village passing the Ship Inn on your right and around the right hand bend. Just after the Four Teas Cafe, Cherry Garden Street can be found ahead of you and slightly to the right whereby the property can be found on your left hand side.

**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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