



Pilot's Cottage, 5 Brook Street,  
Mousehole, PENZANCE,  
Cornwall, TR19 6QY









**PILOT'S COTTAGE, 5 BROOK STREET, MOUSEHOLE, PENZANCE, CORNWALL, TR19 6QY**

**GUIDE PRICE £375,000 FREEHOLD**

A chance to acquire a quite unique two bedroom double fronted Grade II Listed cottage located in the centre of this sought after village being within close walking distance of most amenities.

**\* TWO BEDROOMS \* LIVING ROOM \* DINING ROOM \* KITCHEN \***

**\* FIRST FLOOR BATHROOM \* MANY PERIOD FEATURES \***

**\* GOOD DECORATIVE ORDER THROUGHOUT \* SUCCESSFUL HOLIDAY LET \***

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

**\* CENTRAL POSITION \* CLOSE TO MOST AMENITIES \* VIEWING RECOMMENDED \***

**\* SMALL OUTSIDE SEATING AREA \* EPC = F \***

**\* COUNCIL TAX = CURRENTLY RATED FOR BUSINESS USE \***

The property has spacious versatile accommodation over two floors which the present owners have maintained to a high standard and therefore is for sale in good decorative order throughout. Pilot's Cottage has much charm and character throughout with two stair cases to either side of the covered passageway giving access to the dining room and living room respectively. Outside to the rear of the property is a small seating area. Pilot's Cottage is within a short stroll of the harbour with it's small sandy beach.

**STABLE DOOR TO DINING ROOM:** 11' 9" x 9' 4" (3.58m x 2.84m) Beamed ceiling, tiled flooring, understairs storage cupboard, working shutters, electric radiator.

**KITCHEN:** 9' 6" x 6' 2" (2.90m x 1.88m) Single drainage sink unit with cupboards below, fitted units, ample working surfaces and power points, built in oven, four ring hob and extractor hood, plumbing for washing machine and dishwasher, space for fridge, further built-in cupboard, chrome towel rail. Stairs from dining room to:

**FIRST FLOOR LANDING:**

**BEDROOM ONE:** 14' 5" x 9' 0" (4.39m x 2.74m) Working shutters to front, individual thermostatically controlled radiator, phone point.

**BEDROOM TWO:** 12' 2" x 11' 4" (3.71m x 3.45m) Working shutters to front, individual thermostatically controlled radiator, access to roof space.

**BATHROOM:** White suite comprising panelled bath, vanity unit with wash hand basin and cupboards below, low level WC, separate shower cubicle with glazed door, built in area cupboard housing hot water cylinder, heated chrome towel rail.

**STAIRCASE DOWN TO:**

**LIVING ROOM:** 15' 2" x 11' 10" (4.62m x 3.61m) Stable door to covered passageway, exposed granite fireplace with cast iron log burner, built in cupboards to either side with shelving above one, exposed granite to one wall, beamed ceiling, working shutters, electric radiator.

**OUTSIDE:** Seating area with bench.

**SERVICES:** Water, electrics and drainage.

**AGENTS NOTE:** We understand from Openreach website that fibre broadband should be available to the property. We tested the phone signal for Vodaphone which was limited. The property is built of granite under a slate roof.

**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.

Penzance  
01736 360203

Mousehole  
01736 731199

Carbis Bay  
01736 795040

Camborne  
01209 715672

Hayle  
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Lettings  
01736 366778



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