



Uplands, Cliff Lane, Mousehole,
Cornwall, TR19 6PU



Marshall's
ESTATE AGENTS







UPLANDS, CLIFF LANE, MOUSEHOLE, CORNWALL, TR19 6PU

GUIDE PRICE £925,000 FREEHOLD

A much sought after location for this four bedroom detached three storey family home, located on the edge of the popular village of Mousehole with panoramic sea views across Mount's Bay, to St Michaels Mount, St Clements Island and beyond.

*** FOUR BEDROOMS * LIVING ROOM * DINING ROOM ***

*** CONSERVATORY * BALCONY * KITCHEN/DINER ***

*** GOOD DECORATIVE ORDER * PANORAMIC SEA VIEWS OVER MOUNTS BAY ***

*** BATHROOM *SEPARATE SHOWER ROOM ***

*** UPVC DOUBLE GLAZING * OIL CENTRAL HEATING ***

*** SET IN LARGE TERRACED GARDENS * DETACHED GARAGE WITH PARKING TO FRONT ***

*** LOCATED ON THE EDGE OF MOUSEHOLE * SHORT WALK TO MOST AMENITIES ***

*** IDEAL FAMILY OR HOLIDAY HOME * EXCELLENT OPPORTUNITY * VIEWING**

RECOMMENDED *

*** EPC = E * COUNCIL TAX BAND = E * APPROXIMATELY 129 SQUARE METRES ***

The property has spacious well-proportioned accommodation over three floors which takes full advantage of the sea views across Mount's Bay from St Michael's Mount to St Clements Island, Mousehole village and beyond. The property has been well maintained by the present vendor and really needs to be viewed internally to be appreciated to the full. A particularly attractive feature are the gardens, which surround the property, being terraced and again taking full advantage of the sea views. The property is approached via a brick paved driveway, leading to detached garage and there is access to workshop at the side of the property. The gardens to the rear are formal with small orchard, paved terrace and decking area and to the side of the property there is a further piece of ground which could be incorporated into the main garden and again has good sea views over Mount's Bay. Cliff Lane is located on the approach to Mousehole, being a quiet area and only a short stroll to the popular fishing village with it's full range of amenities. Due to the demand of properties such as this we recommend an early appointment.

ENTRANCE PORCH: With Delabole slate floor, door to:

ENTRANCE HALL: Plate rack, understairs area, night storage radiator, further radiator.

BEDROOM THREE: 16' 2" x 11' 5" (maximum) (4.93m x 3.48m) UPVC double glazed window with lovely sea views over Mount's Bay to St Michael's Mount and beyond, built in wardrobe with cupboards above and dressing table to side, wall lights, radiator.

BATHROOM: Coloured suite comprising panelled bath with shower over, low level WC, pedestal wash hand basin, lovely sea views over Mount's Bay, fully tiled walls and floor, electric towel rail.

OFFICE/BOILER ROOM: 9' 6" x 9' 0" (2.90m x 2.74m) Oil fired central heating boiler, power points (this room has no window).

Stairs from entrance hall to:

FIRST FLOOR LANDING: Opening to:

DINING ROOM: 10' 2" x 10' 0" (3.10m x 3.05m) Lovely sea views over Mount's Bay to St Michael's Mount, St Clement Island and beyond, UPVC double glazed windows, exposed stone chimney breast, phone point, radiator, opening to:

LIVING ROOM: 16' 8" x 10' 6" (5.08m x 3.20m) Feature stone fireplace, UPVC double glazed windows with lovely sea views from St Michel's Mount to St Clements Island, Mousehole village and beyond, TV point, two radiators, sliding patio doors to:

BALCONY: approximately 34' 0" x 4' 0" (10.36m x 1.22m) Running the full length of the property with panoramic sea views across Mount's Bay.

CONSERVATORY: 16' 2" x 10' 0" (4.93m x 3.05m) Triple aspect room with lovely panoramic sea views over Mount's Bay and beyond, tiled flooring, electric radiator, double glazed door to balcony and double glazed doors to rear garden.

KITCHEN/DINER: 16' 6" x 10' 4" (5.03m x 3.15m) Double aspect room with lovely sea views over Mount's Bay to St Michael's Mount and beyond, two circular inset sinks with cupboards below, extensive range of fitted wall and base units, ample worksurfaces, integrated dishwasher, fridge and freezer, built in oven and five ringed gas hob over and extractor fan, UPVC double glazed windows, further built in cupboards, double glazed door to rear garden.

Stairs from landing to:

HALF LANDING: With night storage radiator and window overlooking rear gardens, continue to:

LANDING: Built in airing cupboard housing hot water cylinder, radiator, access to roof space via pull down ladder.

BEDROOM ONE: 16' 0" x 10' 0" (4.88m x 3.05m) Double aspect room with lovely sea views over Mount's Bay to St Michael's Mount, St Clements Island, the village and beyond, range of built in wardrobes, UPVC double glazed windows, wall lights, sunken spotlights, radiator.

BEDROOM TWO: 10' 0" x 9' 7" (3.05m x 2.92m) Double aspect room with lovely sea views of St Michel's Mount, St Clements Island and beyond, built in double wardrobe, radiator.

BEDROOM FOUR: 8' 1" x 6' 1" (2.46m x 1.85m) UPVC double glazed window with lovely sea views over Mount's Bay, radiator.

SHOWER ROOM: White suite comprising twin wash hand basin with cupboard below, low level WC, semi circular shower cubicle with sliding glazed door, fully tiled walls, underfloor heating, sunken spotlights, chrome towel rail.

OUTSIDE: The property is approached via brick paved driveway with ample parking that leads to a:

DETACHED GARAGE: 19' 3" x 12' 1" (5.87m x 3.68m) Electric operated up and over door, power and light.

To the side of the property is access to a:

WORKSHOP: 15' 10" x 7' 0" (4.83m x 2.13m) Workbench, shelving, power and light, wine cupboard.

Uplands is set in large terraced gardens, which have good sea views over Mount's Bay, being lawned with a small orchard area, paved terrace with good sea views, further decked areas, well stocked flower borders, from the side of the property, further access to another area of grounds accessed by the gate having mature trees and shrubs giving a good degree of privacy.

NB: Although the main property and gardens are held on an absolute title, some of the gardens to the side and rear will be sold with possessory title due to the lost deeds and an indemnity insurance will be offered.

SERVICES: Mains water, electricity, drainage and oiled fired central heating.

DIRECTIONS: From Penzance, along the Promenade into Newlyn, continue through Newlyn towards Mousehole. As you approach Mousehole you will go around a sharp right hand bend where you find a small caravan park on your right hand side, approximately 100 yards past this, you will find a small lane to your right, turn right here and proceed up to the top and Uplands will be found on your right hand side.

AGENTS NOTE: We understand from Openreach website that Ultrafast Full Fibre Broadband might be available to the property. We tested the phone signal for Vodafone which was reasonable. The property is constructed of block under a tiled 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
01736 756627

Lettings
01736 366778



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