

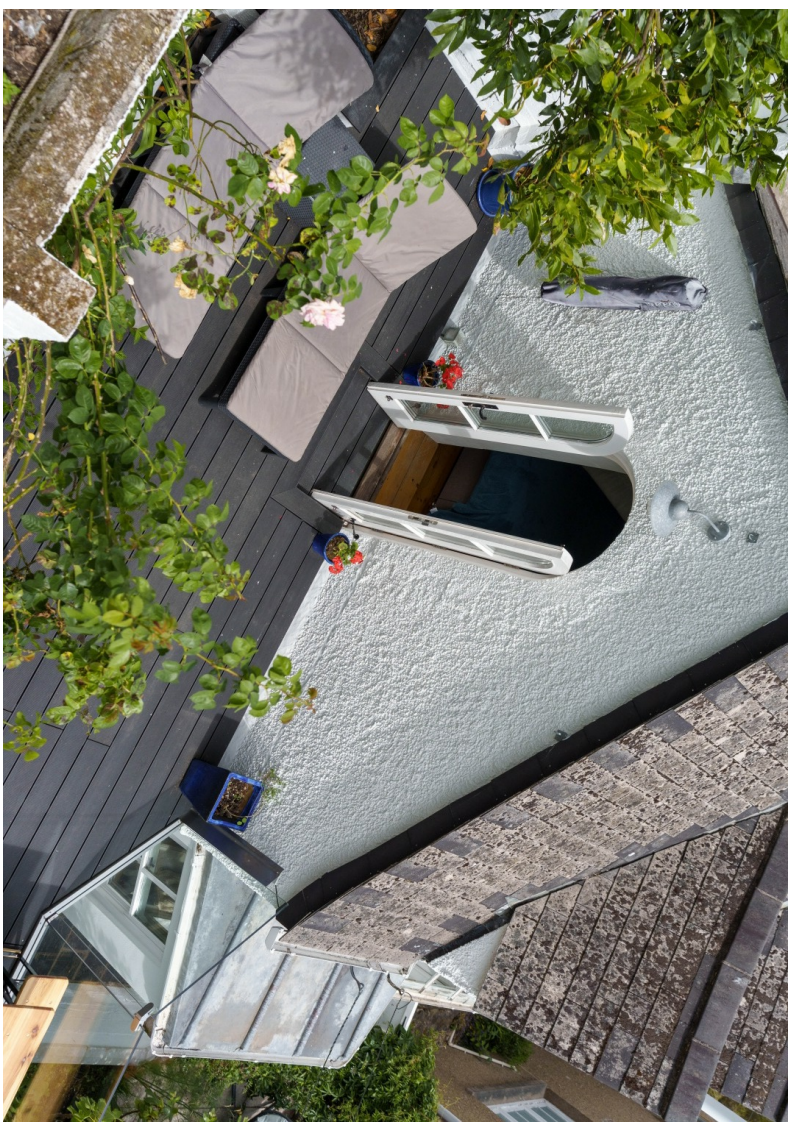


Lulyn Cottage, 30a St. Peters Hill,  
Newlyn, Penzance, Cornwall,









**LULYN COTTAGE, 30A ST. PETERS HILL, NEWLYN, PENZANCE, CORNWALL, TR18 5EH**

**GUIDE PRICE £435,000 FREEHOLD**

A most charming three bedroom, double fronted, character cottage located in a quiet tucked away position in the sought after village of Newlyn. It has lovely sea views across Mounts Bay from various areas within the grounds and from bedrooms two and three on the first floor.

**\* THREE BEDROOMS \* STUDY/BEDROOM THREE \* LIVING ROOM \***

**\* KITCHEN/DINER \* GAS CENTRAL HEATING \* MANY PERIOD FEATURES \***

**\* GOOD DECORATIVE ORDER \* SUCCESSFUL HOLIDAY LET \* CENTRAL POSITION \***

**\* LOVELY SEA VIEWS OVER MOUNTS BAY FROM VARIOUS AREAS OF THE GARDEN \***

**\* MAJORITY OF WINDOWS DOUBLE GLAZED \***

**\* CHARMING TIERED GARDENS \* VARIOUS DECKED AREAS \***

**\* CONVENIENT LOCATION \* EXCELLENT OPPORTUNITY \***

**\* VIEWING RECOMMENDED \* EPC = D \* COUNCIL TAX BAND = A \***

The property is a beautifully maintained cottage that is a successful holiday let. The present vendors have spent a great deal of time creating a comfortable family home that is stylish yet practical. One of the joys of the house is the terraced gardens to the side and rear. Each terrace offers a slightly different view of the harbour and seascape beyond. The gardens comprise of several sunny terraces, one of which has been laid to composite decking with frameless balcony and contain mature plants which offer a good degree of privacy. As you ascend the terraces there are far reaching views to St Michaels Mount and the Lizard beyond. A fully insulated summerhouse with lights and power is situated on the top terrace to make the most of the views (which can be just as stunning in the rain as they can be at sunset). St. Peters Hill is a popular area within Newlyn. It is very quiet being situated away from passing traffic and yet within an easy walk of the fish market and all the wonderful amenities Newlyn has to offer. It is also a relatively easy level walk to Mousehole, being only one and a half miles away. Lulyn Cottage really needs to be viewed in order appreciate everything it has to offer. Due to the popularity of properties such as this, we would recommend an early appointment to avoid disappointment.

**ENTRANCE VESTIBULE:** Slate flooring, built in shoe rack and coat hooks, stable door to:

**LIVING ROOM:** 13' 7" x 13' 2" (4.14m x 4.01m) A fireplace with lined chimney and Arada Raincoat Yellow log burner, flanked by two large alcoves - one with built in cupboards (sockets for TV etc), oak flooring, window shutters, understairs storage cupboard, radiator, glazed folding doors to:

**KITCHEN / DINING ROOM:** 19' 9" x 8' 8" (6.02m x 2.64m) Into double glazed bay window with built in seating and storage under, oak flooring, Belfast sink with cupboards below, range of fitted base units, solid wood worksurfaces, built in stainless steel oven, four ring gas hob and matching extractor hood over, sunken spotlights, shelved recess, radiator.

Stairs from living room to:

**FIRST FLOOR LANDING:** Exposed floorboards, built in linen cupboard with radiator. Window on the stairs.

**BEDROOM ONE:** 13' 10" x 8' 7" (4.22m x 2.62m) Double glazed sliding sash window, exposed pine floorboards, built in cupboard, shelving, radiator, French doors to terraced garden.

**BEDROOM TWO:** 8' 9" x 8' 5" (2.67m x 2.57m) Windows to side with lovely sea views to Mounts Bay, double glazed sliding sash window to front, exposed floorboards, radiator.

**BEDROOM THREE:** 9' 1" x 5' 3" (2.77m x 1.60m) Window to the side with lovely sea views over Mounts Bay, skylight window, exposed floorboards, shelving, radiator.

**BATHROOM:** White suite comprising panelled bath with shower over, wash hand basin with cupboard under, low level WC, tiled walls, double glazed sliding sash window, exposed floorboards, radiator, extractor fan.

**OUTSIDE:** There are terraced gardens to the side and rear of the property. The top area having lovely sweeping sea views across Mounts Bay to St. Michaels Mount and beyond. At the top there are two decks, one with a summer house, 10'9" x 7'7", this being double glazed with power and light, to give a very usable multi purpose area that makes the most of the stunning views. The level down from this is partly paved, mostly used for storage but with some flower borders. The next level down has been laid to composite decking with frameless balcony and has some views to the bay and Newlyn harbour. It is very sunny and has raised flower borders and access to the master bedroom. The ground floor level has a slate pathway leading to the front door with steps up to further terrace, being paved with herbs that can be used in the kitchen and well stocked flower borders. To the rear of the property is a covered storage area with plumbing for a washing machine and a cold tap.

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

**NB:** The property had a concrete screening test carried out in 2006 and is Category A. A copy of this report is available from the Penzance office.

**DIRECTIONAL NOTE:** From Penzance, proceed into the village of Newlyn. Continue through Newlyn in the direction of Mousehole, with the harbour on your left. Pass the fish market and Red Lion pub on your right and just before a sharp right hand bend you will see a signpost for Mousehole saying 1 1/2 miles. At this signpost there is a turning on your right (just before the bend). Take the turning on the right and park in St Peters Hill carpark on your right. From there walk two minutes up the hill to a right hand bend. Lulyn Cottage is in a muse on the right hand side.

**AGENTS NOTE:** The property is offered for sale as a going concern and furniture is available by separate negotiation. We understand from Openreach website that Ultrafast Full Fibre Broadband is available to the property. We tested the mobile phone signal for O2 which was good. The property is constructed 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  
01736 756627

Lettings  
01736 366778



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