



7 Lynwood Cottages, Mousehole
Lane, Mousehole, Cornwall, TR19
6TS









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GUIDE PRICE £385,000 FREEHOLD

A chance to acquire an extremely well presented, two bedroom, end of terrace, character cottage with south-west facing garden to the front, which offers a good degree of privacy, and located in a sought-after location on the edge of this popular village.

*** TWO BEDROOMS * ATTIC * CONSERVATORY * LIVING ROOM * KITCHEN AREA ***

*** PREPARATION AREA * FIRST FLOOR BATHROOM ***

*** MANY PERIOD FEATURES * GOOD DECORATIVE ORDER THROUGHOUT ***

*** ENCLOSED LAWNED GARDENS OFFERING A GOOD DEGREE OF PRIVACY ***

*** MAJORITY OF FIXTURES AND FITTING AVAILABLE BY SEPARATE NEGOTIATION ***

*** SOUGHT AFTER LOCATION * EXCELLENT OPPORTUNITY * VIEWING RECOMMENDED ***

*** EPC = E * COUNCIL TAX BAND = RATED FOR BUSINESS ***

*** APPROXIMATELY 82 SQUARE METRES ***

This period cottage has much charm and character throughout, and the present vendors have sympathetically modernised the property to a high standard. An attractive feature is the garden, located at the front of the house. Mature trees and shrubs provide peaceful privacy and the south westerly situation offers a sunny outlook. The cottage is just a few minutes walk from the centre of the village, home to a range of shops and restaurants and a pretty harbour. Due to the popularity of properties like this, we recommend an early viewing appointment.

ENTRANCE/CONSERVATORY: Slate flooring, windows overlooking gardens, individual thermostat controlled period style radiator, double doors to:

LIVING ROOM 20' 5" x 14' 4" narrowing to 9' 9" (6.22m x 4.37m narrowing to 2.97m) Granite fireplace with cast iron burner, slate flooring, beamed ceiling, TV point, individually thermostatically controlled period style radiator.

KITCHEN AREA: Sink with brass tap over, shelved recess, free-standing base units, understairs area, slate flooring.

PREPARATION ROOM: 9' 10" x 3' 10" (3.00m x 1.17m) Stainless steel inset sink unit with cupboards below, solid wood worksurfaces, shelving, plumbing for dishwasher, door to rear.

Stairs from lounge/dining room to:

FIRST FLOOR LANDING:

BEDROOM ONE: 9' 6" x 8' 10" (2.90m x 2.69m) Window overlooking garden, painted floorboards, individually thermostatically controlled radiator.

BEDROOM TWO: 9' 8" x 5' 0" (2.95m x 1.52m) Window overlooking garden, painted floorboards.

BATHROOM: White suite comprising panelled bath with shower over, pedestal wash hand basin, WC, built in cupboard housing hot water system, chrome towel rail.

Off the first floor landing there is a door to:

CUPBOARD: With plumbing for washing machine and stairs leading to:

ATTIC: 15' 1" x 12' 4" (maximum) (4.60m x 3.76m) restricted head height. Double glazed Velux window with views over surrounding countryside and sea glimpses, exposed A frames, built in cupboards, individually thermostat controlled radiator.

OUTSIDE: The gardens lay predominately to the front of the property, being of a south-westerly direction and lawned with mature trees and shrubs, which creates a good degree of privacy, well stocked flower borders, garden shed and pedestrian access.

SERVICES: Mains water, electricity and drainage.

DIRECTIONS: From the village of Mousehole continue up Paul Lane towards Paul and Lynwood Cottages are on the right hand side, just before you leave Mousehole village, opposite Parc An Gate.

AGENTS NOTE: We understand from Openreach website that Superfast Fibre Broadband (FTTC) is available to the property. We tested the mobile phone signal for Vodafone which was intermittent. 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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