



Enys Cottage, Regent Terrace,  
Mousehole, Cornwall, TR19 6TH



Marshall's  
ESTATE AGENTS







**ENYS COTTAGE, REGENT TERRACE, MOUSEHOLE, CORNWALL, TR19 6TH**

**GUIDE PRICE £630,000 FREEHOLD**

A nicely presented three bedroom cottage with the bonus of a one bedroom self-contained annexe, situated in the beautiful fishing village of Mousehole with sea views from the bedrooms to the front of the property.

- \* ENYS COTTAGE: THREE BEDROOMS \* GOOD SIZE LOUNGE \* KITCHEN/DINER \***
- \* FIRST FLOOR BATHROOM \* SEA VIEWS FROM TWO FRONT BEDROOMS \***
- \* LITTLE ENYS: KITCHEN \* GROUND FLOOR SHOWER ROOM \* STUDIO STYLE BEDROOM \***
- \* GOOD SIZE STORAGE AREA \* ELECTRIC CENTRAL HEATING THROUGHOUT \***
- \* DOUBLE GLAZING \* NO ALLOCATED PARKING \* VIEWING HIGHLY RECOMMENDED \***
- \* POSITIVE INPUT VENTILATION SYSTEM \***
- \* EPC = E \* COUNCIL TAX BAND = B \* APPROXIMATELY 98 SQUARE METRES \***

Nestled in the quaint fishing village of Mousehole this captivating three bedroom cottage awaits your arrival. Immerse yourself in the charm of this well presented abode where a spacious living room and kitchen/dining room greet you on the ground floor. Ascending to the first floor there are three double bedrooms, two of which enjoy sea views, along with a modern bathroom suite. This beautiful property also enjoys a one bedroom annexe tucked away with its own access. The annexe comprises of a kitchen and shower room on the ground floor and a studio style bedroom with living space on the first floor, offering great possibilities as a guest suite, rental opportunity or further accommodation. A further storage area completes this lovely home. Whether you seek a character property, investment opportunity or a family home, an appointment to view is a must.

Stable door opening to:

**LIVING ROOM** 22' 7" x 12' 0" (6.88m x 3.66m) Wood burner set on tiled hearth and granite surround, beamed ceiling, double glazed sash window to front, two double glazed sash windows to the side, radiator, stairs rising. Opening to:

**KITCHEN/DINER:** 16' 0" x 11' 2" (4.88m x 3.40m) Range of base and wall mounted units, integrated dishwasher, built in electric oven and hob with extractor fan over, built in corner seating with storage under, inset spotlights, plumbing for washing machine, stable door opening to communal courtyard and double glazed window to the side, door into annexe.

**FIRST FLOOR LANDING:** Book recess to the side, cupboard housing electric boiler and water tank, access to loft.

**MAIN BEDROOM:** 10' 1" x 10' 1" (3.07m x 3.07m) Plus wardrobes. Built in wardrobes to one wall, double glazed sash window to the front with sea views, TV point, radiator.

**BEDROOM TWO:** 13' 4" x 7' 4" (4.06m x 2.24m) Double glazed sash window to the front with sea views, TV point, radiator.

**BEDROOM THREE:** 12' 3" x 10' 2" maximum (3.73m x 3.10m) Sash window to the side, TV point, radiator, one panelled wall.

**BATHROOM:** 6' 11" x 6' 10" (2.11m x 2.08m) White suite comprising panelled bath with mains shower over, mixer tap to the side, built in storage cupboards, pedestal wash hand basin, low level WC, wooden flooring, tiled walls, heated towel rail, window to the side.

**LITTLE ENYS**

**ENTRANCE HALL:** With door into:

**KITCHEN:** 10' 6" x 6' 10" maximum (3.20m x 2.08m) Range of base and wall mounted units with worksurfaces over, single drainer stainless steel sink unit with mixer tap, tiled splashback, electric oven and hob with extractor fan over, storage area underneath of the stairs, radiator. Door to:

**SHOWER ROOM:** Low level WC, pedestal wash hand basin, double size fully tiled shower cubicle with towel hooks and electric shower, heated towel rail, extractor fan, inset spotlights.

**FIRST FLOOR STUDIO-STYLE BEDROOM:** 16' 6" x 12' 0" maximum (5.03m x 3.66m)

Built in wardrobes with sliding doors, two radiators, two double glazed windows to the side, access to the attic, TV point.

Accessed from the entry hall there is a:

**LARGE STORE AREA:** 17' 0" in length (5.18m) With power and light.

**OUTSIDE:** There is a communal courtyard with your own outside tap and space to store bins etc.

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

**DIRECTIONS:** From Penzance proceed into the village of Mousehole and follow the one way system through, just before you reach the top of the one way system the property can be found on your left hand side.

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

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