

4 Raginnis Hill, Mousehole,
Penzance, Cornwall, TR19 6SL









4 RAGINNIS HILL, MOUSEHOLE, PENZANCE, CORNWALL, TR19 6SL

GUIDE PRICE £425,000 FREEHOLD

*** TWO DOUBLE BEDROOMS * LOUNGE WITH FIREPLACE * KITCHEN/DINING ROOM ***

*** FIRST FLOOR SHOWER ROOM * GARDENS TO FRONT AND REAR ***

*** CLOSE TO THE HARBOUR * PANORAMIC VIEWS * NO ONWARD CHAIN ***

*** EPC = F * COUNCIL TAX BAND = B * APPROXIMATELY 59 SQUARE METRES ***

A nicely presented two bedroom granite cottage, situated on the outskirts of the popular coastal village of Mousehole and enjoying stunning coastal views across the village towards St Clements Island and Mount's Bay. The accommodation comprises of lounge, kitchen/diner and cloakroom on the ground floor. On the first floor there are two double bedrooms and a shower room, of which the bedrooms enjoy uninterrupted views across the rooftops of Mousehole towards the harbour and beyond. To the front of the property, there is a pretty enclosed cottage-style garden with paved seating area, enjoying the morning sun, and a particular feature of this cottage are the terraced gardens to the rear, which are accessed via the first floor, with an area laid to decking and summer house, enjoying panoramic views across the top of the cottage, towards the village of Mousehole, Mount's Bay and beyond. The property is located close to both the centre and the harbour of the village and is offered for sale with no onward chain and viewing is highly recommended.

Half glazed stable door into:

HALLWAY: Radiator, stairs rising, door to:

LOUNGE: 12' 1" x 12' 0" (3.68m x 3.66m) Window to front, radiator, open fireplace to one wall with tiled surround and hearth.

KITCHEN/DINING ROOM: 12' 0" x 10' 0" (3.66m x 3.05m) Multi pane door to front, base and wall units with worksurfaces and tiling over, one and a half bowl stainless steel sink unit, space for washing machine, dishwasher, fridge and cooker, radiator, inset spotlights.

REAR LOBBY: With understairs storage cupboard and door to enclosed courtyard.

FIRST FLOOR LANDING: Double glazed window to rear.

BEDROOM ONE: 12' 3" x 9' 0" (3.73m x 2.74m) Window to front with views, skylight to rear, shelved recess, radiator.

SHOWER ROOM: Window to front with views, radiator, vanity wash hand basin, WC, walk in shower cubicle, electric fan heater, painted wood floor, cupboard housing hot water tank.

BEDROOM TWO: 12' 4" x 10' 0" (3.76m x 3.05m) Window to front with views, wood floor, cupboard housing electric central heating boiler, radiator, wall lights, door to rear garden.

OUTSIDE: To the front of the property is a pretty enclosed cottage-style garden enjoying the morning sun with area laid to patio, perfect for Bistro set. The rear garden is accessed via the first floor bedroom and is laid to terrace with areas of established shrubs and plants with raised decked area and summer house on the top level, enjoying the views over the village towards the harbour, St Clements Island, Mount's Bay and St Michael's Mount.

SERVICES: Mains water, electricity and drainage.

DIRECTIONS: Via "hwat Three Words" app: counters.notice.balance

AGENTS NOTE: We understand from Openreach website that Superfast Fibre Broadband (FTTC) is available to the property. We tested the mobile phone signal for O2 which was poor. The property is constructed of granite 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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