



Sea Haven, Raginnis Hill,  
Penzance, Cornwall, TR19 6SS







**SEA HAVEN, RAGINNIS HILL, PENZANCE, CORNWALL, TR19 6SS**

**GUIDE PRICE £775,000 FREEHOLD**

**\* THREE BEDROOMS \***

**\* PANORAMIC SEA VIEWS ACROSS MOUNT'S BAY TO ST MICHAEL'S MOUNT \***

**\* 34FT LIVING ROOM \* SITTING ROOM \* KITCHEN \* TWO BATHROOMS \***

**\* DOUBLE GLAZING \* CENTRAL HEATING \***

**\* APPROXIMATELY 1/4 ACRE OF GARDENS + FURTHER PLOT TO SIDE OF APPROXIMATELY 3/4 ACRE \***

**\* NO ALLOCATED PARKING \* POTENTIAL TO PROVIDE PARKING SUBJECT TO PLANNING \***

**\* UPDATE REQUIRED \* PRIME LOCATION \* EXCELLENT OPPORTUNITY \***

**\* VIEWING RECOMMENDED \* EPC = G \* COUNCIL TAX BAND = E \***

**\* APPROXIMATELY 159 SQUARE METRES \***

Panoramic sea views over Mount's Bay to St Michael's Mount, Lizard Point and beyond from this character split level detached property, set in large grounds which offer a good degree of privacy and seclusion, yet only a short stroll to the heart of Mousehole. The property has spacious versatile accommodation over three floors, which has much charm and really needs to be viewed internally to appreciate to the full. Sea Haven is unique in style and design and has been extended over the years with the conversion of the roof space which forms a spacious bedroom with en suite, taking full advantage of the views. From the entrance hall there is a spiral staircase leading down to a 34ft open plan living room, again having views across the gardens and out to sea. Sea Haven is now in need of some updating and offers great scope, subject to any necessary planning permission. To the side of the property, there is another large area of land, which will be sold with Sea Haven and has potential for parking or further garden subject to any necessary planning permissions. Raginnis Hill is a popular area within the village of Mousehole with it's good range of local amenities. Access to the coast and footpath is just across the road, which leads to the village of Lamorna and Lands End. Due to the demand for such properties, we recommend an early appointment.

**ENTRANCE HALL:** Entrance door to:

**RECEPTION HALL:** Lovely panoramic sea views across Mount's Bay and beyond, exposed floorboards, picture rail, radiator.

**SITTING ROOM:** 12' 0" x 12' 0" (3.66m x 3.66m) Double aspect room with lovely sea views across Mount's Bay to Lizard Point and beyond, fireplace with a raised slate hearth with fitted log burner, double glazed sliding sash windows, exposed floorboards, radiator.

Double folding doors to:

**DINING ROOM:** 12' 6" x 11' 0" (3.81m x 3.35m) Exposed floorboards, double glazed sliding sash window, picture rail, radiator. Access to:

**KITCHEN:** 13' 10" x 9' 0" narrowing to 7' 5" (4.22m x 2.74m narrowing to 2.26m) Double aspect room with lovely sea views over Mount's Bay, glazed sliding sash window, inset twin bowl sinks with cupboards below, range of fitted wall and base units, worksurfaces, powerpoints, fireplace with recess for cooker, plumbing for washing machine, door to gardens.

**BEDROOM ONE:** 12' 1" x 12' 0" (3.68m x 3.66m) Double aspect room with lovely sea views over Mount's Bay to St Michael's Mount, Lizard Point and beyond, double glazed sliding sash window, exposed floorboards, picture rail, radiator.

**BEDROOM TWO:** 12' 0" x 11' 0" (3.66m x 3.35m) Sea views over Mount's Bay, glazed sliding sash window, exposed floorboards, corner fireplace, picture rail, radiator.

**BATHROOM:** White suite comprising roll top bath, pedestal wash hand basin, low level WC, fully tiled shower cubicle, panelling to dado rail height, towel rail.

From the entrance hall there is a spiral staircase down to:

**LIVING ROOM:** 34' 0" x 10' 4" (10.36m x 3.15m) Double aspect room with lovely sea views over Mount's Bay, exposed granite to three walls, slate flooring, beamed ceiling, raised hearth with log burner, three period style radiators, two sets of casement doors to garden.

Stairs from Entrance Hall to:

**FIRST FLOOR LANDING:**

**BEDROOM THREE:** 22' 9" x 12' 0" maximum (6.93m x 3.66m) plus walk in bay window with sliding double glazed sash windows with panoramic sea views over Mount's Bay to St Michael's Mount and beyond, exposed A frames, built in wardrobes, exposed floorboards, two radiators.

**EN SUITE BATHROOM:** White suite comprising corner bath with brass mixer tap and shower attachment, pedestal wash hand basin, low level WC, exposed floorboards, exposed A frames, brass towel rail.

**OUTSIDE:** The property stands in approximately 1/5 of an acre of terraced gardens which are now overgrown, but take full advantage of the sweep of Mount's Bay with views over St Michael's Mount, Lizard Point and beyond. To the rear of the property is a small passageway up to Raginnis. To the side of the property is a large plot of approximately 3/4 of an acre, which again is overgrown but would be ideal for further garden or possible parking, subject to any necessary planning permissions.

**SERVICES:** Mains water, electricity, drainage will have to be to a new septic tank as there is no installed drainage at the present.

**DIRECTIONS:** Proceed into the village of Mousehole to the harbour and then take the turning left, which takes you past the Ship Inn, passing our office which takes you up to Raginnis Hill. Continue to the top of Raginnis Hill and you will find Sea Haven 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 Vodaphone which was intermittent. The property is constructed of granite and block under a tiled roof. Mundic report is available, giving a clear result, Cornwall Consultants, back in 1990.

**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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