



Market House, 7-9 Millpool,  
Mousehole, Penzance, Cornwall,  
TR19 6RF









**MARKET HOUSE, 7-9 MILLPOOL, MOUSEHOLE, PENZANCE, CORNWALL, TR19 6RF**

**GUIDE PRICE £369,000 FREEHOLD**

**\* TWO BEDROOMS \* LIVING ROOM \* KITCHEN / BREAKFAST ROOM \***

**\* GRADE II LISTED \* PERIOD FEATURES \* GOOD DECORATIVE ORDER \***

**\* IDEAL HOLIDAY HOME \***

**\* MAJORITY OF FIXTURES AND FITTINGS AVAILABLE BY SEPARATE NEGOTIATION \***

**\* FIRST FLOOR BATHROOM \* CENTRAL LOCATION \***

**\* COUNCIL TAX = RATED FOR BUSINESS USE \***

**\* APPROXIMATELY 60 SQUARE METRES \* EPC = F \***

**\* SHORT STROLL TO THE HARBOUR AND MOST OTHER AMENITIES \***

**\* EXCELLENT OPPORTUNITY \* VIEWING RECOMMENDED \***

A chance to acquire a charming grade II listed two bedroom double fronted character cottage located in the centre of this popular village therefore being within close walking distance of most amenities and the harbour front with its small sandy beach. The property has well proportioned living accommodation which the present vendors have maintained to a high standard and really needs to be viewed internally to appreciate to the full. The property has been used for holiday letting therefore most of the fixtures and fittings can be made available by separate negotiation if anyone so wished. To the front of the property there is access up granite steps to a small area which could be used for a table and chairs with access to the second bedroom. Millpool is centrally located just a short stroll from the harbour and due to the popularity of properties such as this, we would highly recommend an early appointment to view.

**ENTRANCE DOOR INTO:**

**LIVING ROOM:** 15' 5" x 11' 3" (4.70m x 3.43m) Granite fireplace with log burner set on a slate hearth and wooden mantle over, beamed ceiling, oak flooring, shelved recess, night storage radiator.

**KITCHEN / BREAKFAST ROOM:** 11' 0" x 10' 10" (3.35m x 3.30m) Stainless steel inset single drainer sink unit with cupboards below, range of fitted base units with granite work surfaces, beamed ceiling, quarry tiled flooring, built in oven and four ring hob with extractor fan over, plumbing for washing machine, built in bench seat.

**STAIRS FROM LIVING ROOM TO:**

**FIRST FLOOR LANDING:** Oak flooring, built in airing cupboard, access to roof space.

**BEDROOM ONE:** 13' 2" x 9' 10" (4.01m x 3.00m) Exposed granite wall with cast iron grate, built in double wardrobe with cupboard above, exposed floorboards.

**BEDROOM TWO:** 13' 0" x 10' 0" (3.96m x 3.05m) Double aspect room, oak flooring, white washed granite to one wall. Door to:

**GRANITE STEPS:** Ideal for a small seating area which leads back down to the ground floor.

**SHOWER ROOM:** White suite comprising vanity unit with wash hand basin and cupboard below, low level w.c., fully glazed shower cubicle with chrome fittings, fully tiled walls, feature stained glass sliding sash window, chrome heated towel rail.

**OUTSIDE:** External granite staircase with space for a small table and chairs leading up to bedroom two.

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

**WHAT3WORDS:** lizards.cafe.indicates

**AGENTS NOTE:** We checked the phone signal with Vodafone which was intermittent. We understand from Openreach.com that Standard Broadband (ADSL) should be available to the property. 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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