



Marshall's
ESTATE AGENTS



Star Gazey, 2 Southview Terrace,
Mousehole, TR19 6QJ







STAR GAZEY, 2 SOUTHVIEW TERRACE, MOUSEHOLE, TR19 6QJ

GUIDE PRICE £515,000 FREEHOLD

*** LOVELY SEA VIEWS OVER MOUSEHOLE VILLAGE ***

*** OIL FIRED CENTRAL HEATING * DOUBLE GLAZED SLIDING SASH WINDOWS ***

*** 22FT LIVING ROOM * 21FT KITCHEN/FAMILY ROOM ***

*** GROUND FLOOR SHOWER ROOM * FIRST FLOOR BATHROOM ***

*** CLOAKROOM TO TOP BEDROOM * MANY PERIOD FEATURES * CONSERVATION AREA ***

*** APPROXIMATELY 80FT LAID TO LAWN GARDEN OFFERING A GOOD DEGREE OF PRIVACY ***

*** CENTRAL POSITION * SHORT WALK TO THE HARBOUR * PRIME LOCATION ***

*** EXCELLENT OPPORTUNITY * VIEWING RECOMMENDED ***

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

Lovely sea views over Mousehole village and beyond from this well presented three bedroom character property, which the present vendors have maintained to a high standard, within a short walk of most amenities and the harbour front, along with approximately 80ft long south facing rear garden. The property has much charm and character throughout and offers spacious accommodation over four floors, which really needs to be viewed internally to appreciate to the full. The sea views from bedroom three on the top floor, taking in the sweep of Mount's Bay. A particularly attractive feature and rare for the village, is the garden laid to lawn to the rear with mature trees and shrubs, which creates a good degree of privacy, being in of a southerly direction, so a real sun trap. Star Gazey has been a successful holiday let over recent years and the majority of fixtures and fittings can be made available by separate negotiation. Due to the position and demand for properties such as this, we would recommend an early appointment.

ENTRANCE VESTIBULE: Door to:

ENTRANCE HALL: Radiator.

LIVING ROOM: 22' 4" x 10' 10" narrowing to 8' 4" (6.81m x 3.30m narrowing to 2.54m) Double glazed sliding sash window with lovely sea views over Mousehole village and beyond, exposed floorboards, shutters, open fireplace with log burner and pine surround, built in cupboards with shelving over, recess (ideal for study area), radiator.

Stairs from entrance vestibule down to:

KITCHEN/FAMILY ROOM: 21' 0" x 11' 9" narrowing to 9' 6" (6.40m x 3.58m narrowing to 2.90m) Belfast sink with cupboards below, extensive range of handmade wall and base units, granite worksurfaces, free standing Nexus Range cooker with extractor hood above, further inset two ring hob to side, plumbing for dishwasher, stable door to garden, beamed ceiling, tiled flooring, double glazed window overlooking garden, understairs area, cupboard with plumbing for washing machine, radiator.

SHOWER ROOM: White suite comprising shower cubicle, wash hand basin, low level WC, tiled flooring.

Stairs from entrance hall to:

FIRST FLOOR LANDING:

BEDROOM ONE: 10' 8" x 8' 10" (3.25m x 2.69m) Double glazed window with lovely sea views over Mousehole village and beyond, shutters, built in wardrobe, exposed floorboards, radiator.

BEDROOM TWO: 10' 9" x 8' 0" (3.28m x 2.44m) Double glazed window, shutters, radiator.

BATHROOM: White suite comprising panelled bath with chrome mixer tap and shower attachment, glazed screen, pedestal wash hand basin, low level WC, double glazed window, tiled flooring, radiator/towel rail.

Stairs from first floor landing to:

BEDROOM THREE: 12' 4" x 11' 3" (maximum) (3.76m x 3.43m) Restricted head height in places. Double glazed Velux window with lovely sea views over Mousehole village and beyond, built in wardrobes, eave storage cupboard, radiator.

EN SUITE CLOAKROOM: White suite comprising low level WC, wash hand basin, roof light.

OUTSIDE: To the rear of the property is a long lawned garden of approximately 80ft with mature trees and shrubs, which creates a good degree of privacy, sun terrace, all of which of a southerly direction. Pedestrian access.

SERVICES: Mains water, electricity and drainage.

DIRECTIONS: Via "What3Words" app: [///sponge.lawfully.tangible](https://www.what3words.com/#!/sponge.lawfully.tangible)

AGENTS NOTE: We understand from Openreach website that Superfast 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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