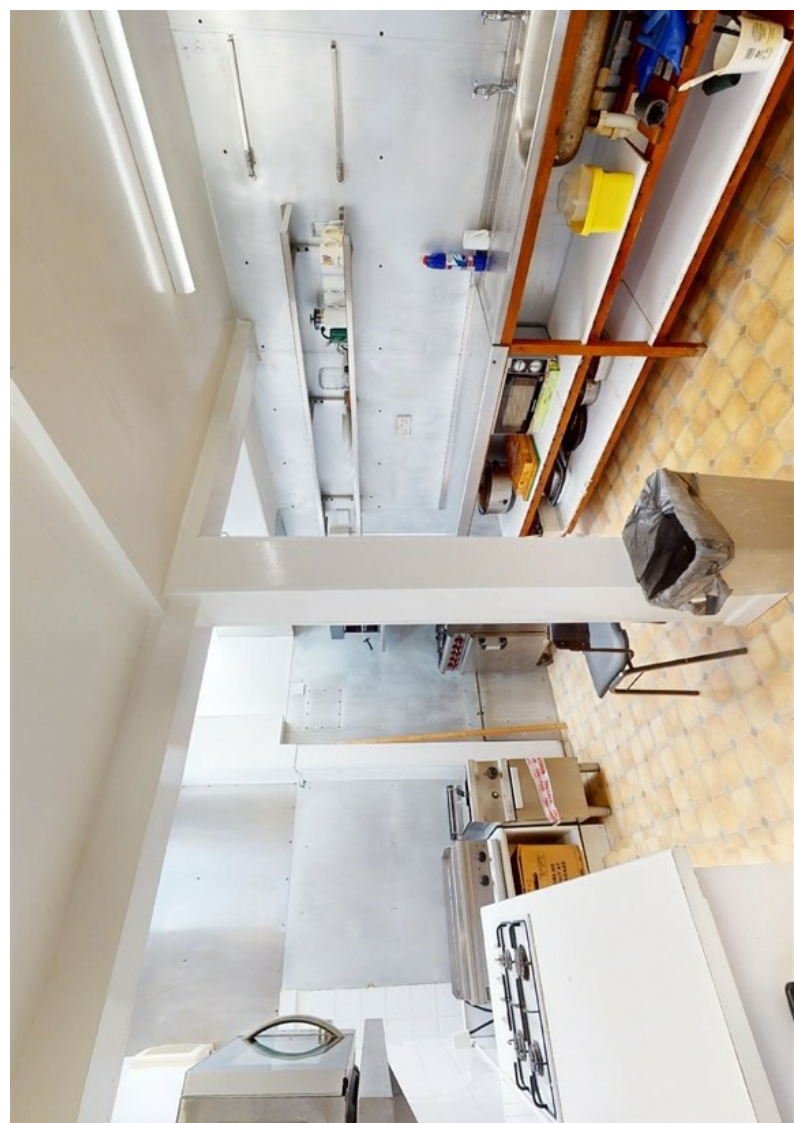
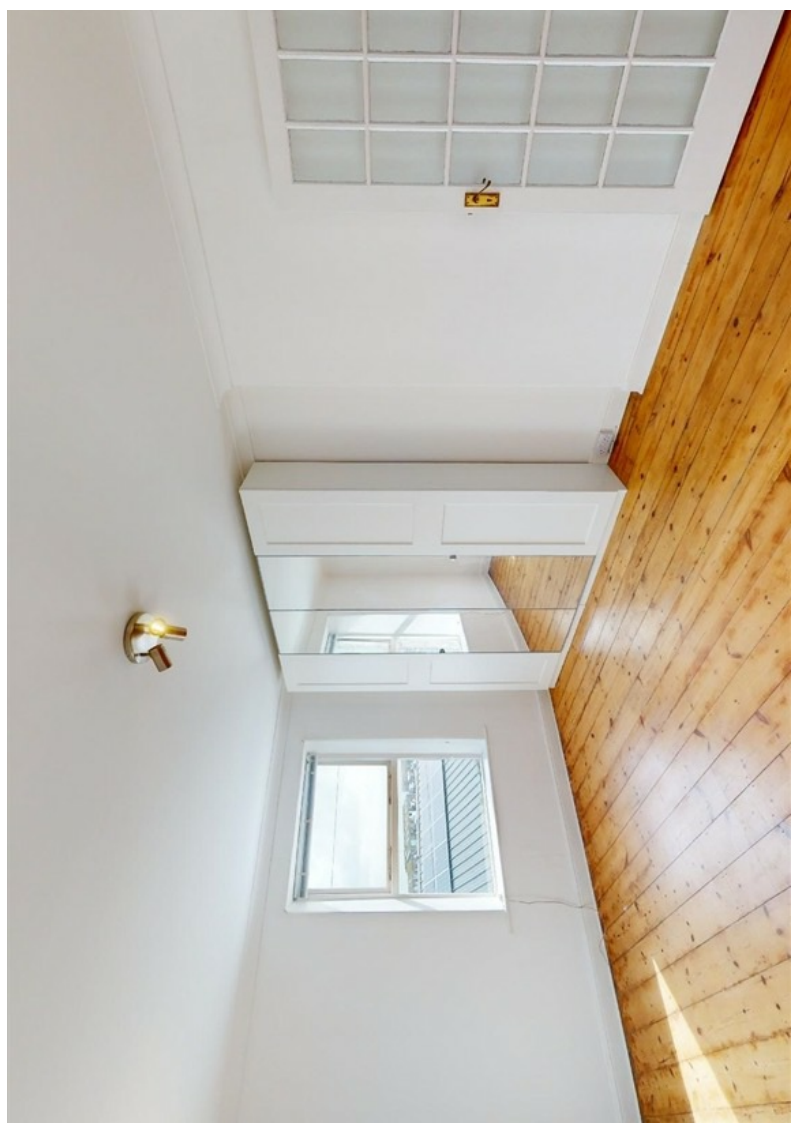


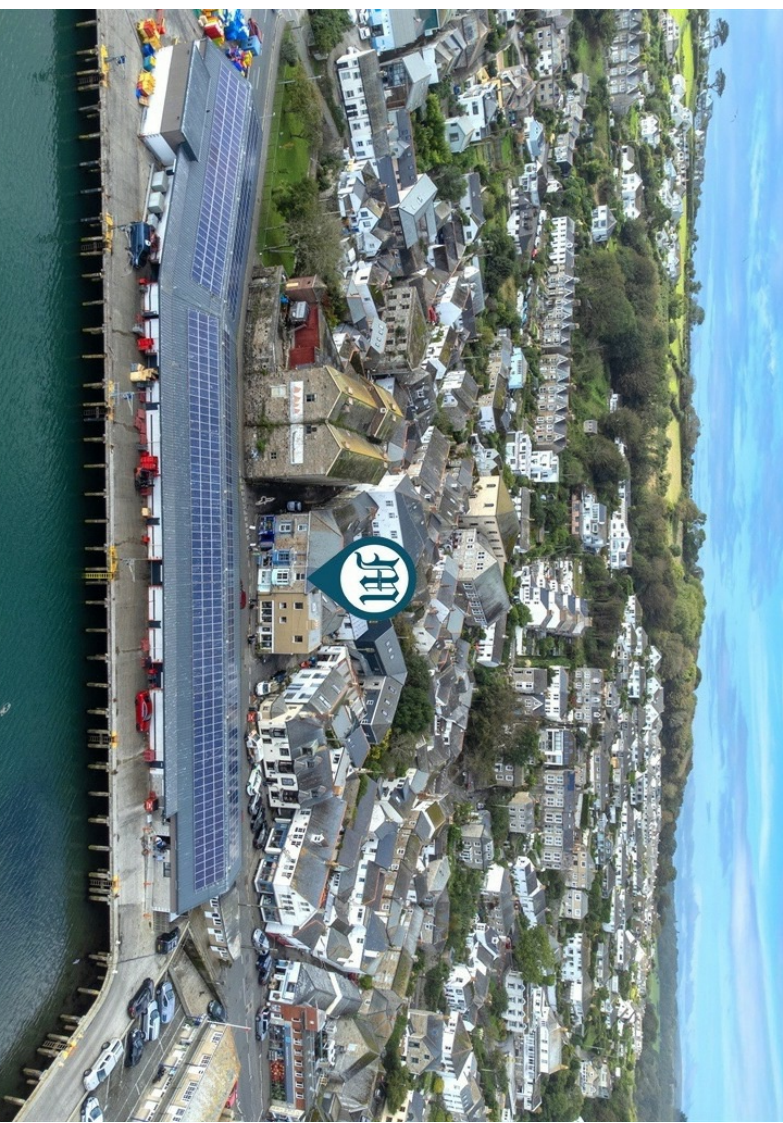
Newlyn Harbour Cafe, 58 The
Strand, Newlyn, Cornwall, TR10
5HW

 Marshall's
ESTATE AGENTS









NEWLYN HARBOUR CAFE, 58 THE STRAND, NEWLYN, CORNWALL, TR18 5HW

GUIDE PRICE £290,000 FREEHOLD

*** LARGE CAFE AREA * KITCHEN * FIRST FLOOR SHOWER ROOM ***

*** LOUNGE * TWO DOUBLE BEDROOMS WITH SEA VIEWS * NO PARKING ***

*** CEPC = C * COUNCIL TAX BAND = A * APPROXIMATELY 114 SQUARE METRES ***

Situated in the centre of the bustling fishing port of Newlyn with all its amenities is this former fisherman's café and two storey, two bedroom accommodation above with stunning sea views across the harbour towards St Michael's Mount and beyond. The café/restaurant area on the ground floor with large kitchen has steps rising to the apartment, of which the first floor has lounge with bathroom and two double bedrooms on the second floor enjoying the stunning views. Outside there is a good size outbuilding for storage and square yard with a private decking area. The former café was extremely popular with locals and fishermen alike covers could be extended by moving the countertop back and creating more space.

Wooden door and windows into:

CAFE: 16' 11" x 10' 0" (5.16m x 3.05m) Electric panelled heater, window seat with underneath storage, vinyl floor, further radiator, counter with underneath shelves, wash hand basin, coffee machine, fridge, cupboard, upright freezer, gas meter and electric meter, door to:

KITCHEN: 15' 7" x 10' 0" (4.75m x 3.05m) Skylights, half glazed door to backyard, stainless steel sink with worktop, underneath shelving, gas oven and grill, hob, inset gas hob, microwave, worktop surfaces, vinyl floor, stairs to:

APARTMENT LANDING: Doors to:

LIVING ROOM: Radiator, eave storage space, front bay window overlooking fishmarket, radiator, laminate floor, understairs storage cupboard, door to decked terrace.

SHOWER ROOM: 10' 4" x 10' 0" (3.15m x 3.05m) Double shower cubicle with mains shower and rainfall shower, glass screen, radiator, vanity wash hand basin, low level WC, storage cupboards housing combination boiler, space for washing machine, stairs rising to:

BEDROOM ONE: 13' 5" x 10' 0" (4.09m x 3.05m) Double glazed wood window with sea views across Mount's Bay, fitted wardrobes, wooden floor, radiator.

BEDROOM TWO: 13' 11" x 10' 0" (4.24m x 3.05m) Fitted wardrobes, radiator, sash wooden window, access to loft hatch.

OUTSIDE: Block built outbuilding with concrete floor, power and lighting, share communal pathway to rear yard, enclosed with high wall, double gates offering potential for parking space, subject to any necessary planning permissions.

SERVICES: Mains water, electricity, gas and drainage.

DIRECTIONS: Via "What3Words" app: [///eqipping.lively.grain](https://www.what3words.com/eqipping.lively.grain)

AGENTS NOTE: We understand from Openreach website that Ultrafast Full Fibre Broadband is available to the property.

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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01736 360203

Mousehole
01736 731199

Carbis Bay
01736 795040

Camborne
01209 715672

Hayle
01736 756627

Lettings
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