



Fairmaids Cottage, Keigwin Place,  
Mousehole, TR19 6RR

**Marshall's**  
ESTATE AGENTS

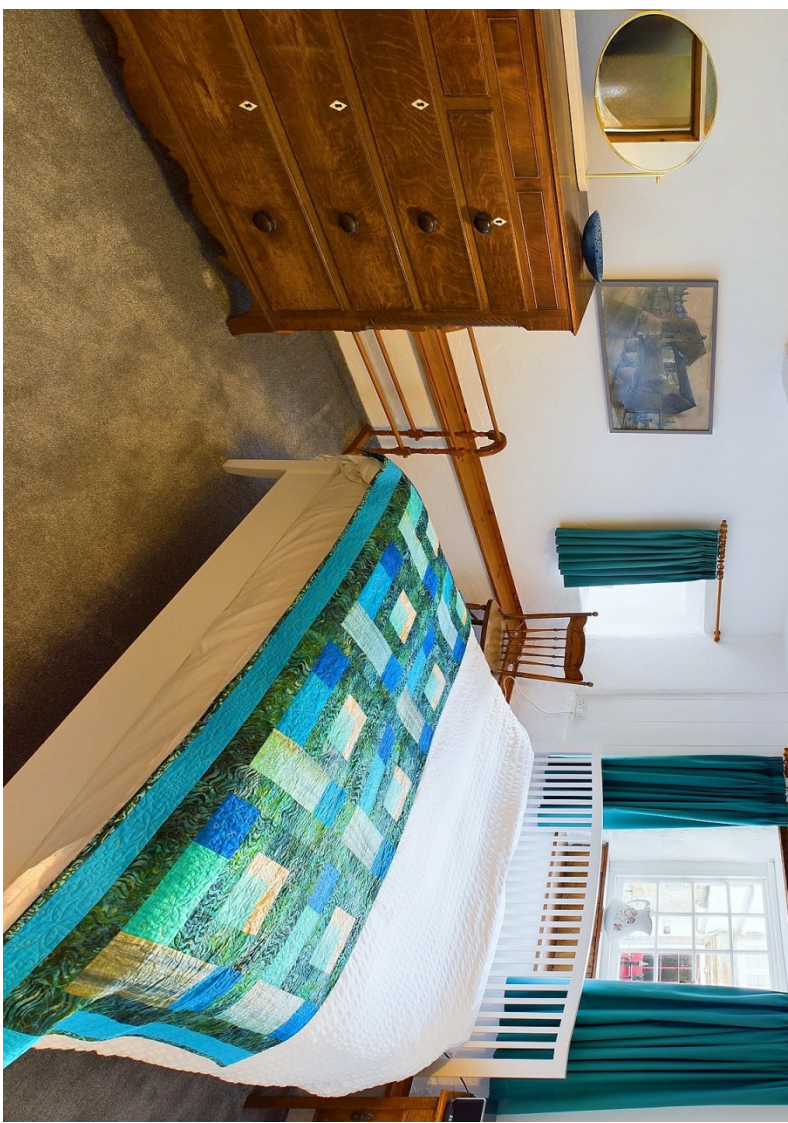














**FAIRMAIDS COTTAGE, KEIGWIN PLACE, MOUSEHOLE, TR19 6RR**

**GUIDE PRICE £510,000 FREEHOLD**

- \* THREE BEDROOMS \* LIVING ROOM \* LOVELY SEA VIEWS FROM THE FIRST FLOOR \*
- \* BESPOKE FITTED KITCHEN \* BATHROOM \* SEPARATE SHOWER ROOM \* UTILITY ROOM \*
- \* PERIOD FEATURES \* GRADE II LISTED \* CONSERVATION AREA \*
- \* GOOD DECORATIVE ORDER THROUGHOUT \*
- \* MAJORITY OF FIXTURES AND FITTINGS AVAILABLE BY SEPARATE NEGOTIATION \*
- \* REMOTE CONTROLLED ELECTRIC HEATING SYSTEM \* IDEAL FAMILY OR HOLIDAY HOME \*
- \* CENTRALLY LOCATED \* SHORT STROLL TO VILLAGE AND BEACH \*
- \* EXCELLENT OPPORTUNITY \* VIEWING RECOMMENDED \*
- \* EPC = G \* COUNCIL TAX BAND = D \* APPROXIMATELY 119 SQUARE METRES \*

An extremely well presented three bedroom, double fronted character cottage, which has been modernised over recent years to an exceptionally high standard and really needs to be viewed internally to appreciate to the full. The property has spacious accommodation over two floors with the living accommodation to first floor, which takes advantage of the sea views into Mousehole Harbour and beyond. The quality of the fixtures and fittings throughout are of a high standard and the property would lend itself to a family or holiday home. Keigwin Place is one of the older parts of Mousehole, being centrally located, within only a short stroll to the harbour with it's sandy beach and picturesque views. Mousehole is one of the most popular villages within Penwith, with a good array of shops and amenities and only a short drive to the main town of Penzance. Due to the popularity of properties such as this, we recommend an early appointment.

**ENTRANCE HALL:** Feature staircase, built in cupboards, recess, radiator.

**UTILITY ROOM:** Plumbing for washing machine, tiled floor, beamed ceiling.

**BEDROOM TWO:** 13' 5" x 10' 2" (4.09m x 3.10m) Double aspect central beam, electric radiator.

**BEDROOM THREE:** 12' 9" x 9' 7" (3.89m x 2.92m) Central beam, electric radiator.

**BATHROOM:** White suite comprising panelled bath with chrome mixer tap and shower attachment, pedestal wash hand basin, low level WC, electric towel rail.

Stairs from entrance hall to:

**FIRST FLOOR LANDING:** Original panelling to one wall.

**LIVING ROOM:** 20' 8" x 15' 2" (6.30m x 4.62m) Lovely sea views over Mousehole Harbour and beyond, impressive Cornish Range (at present not working), exposed floorboards and beams, door to small seating area with granite steps down to ground floor.

**KITCHEN AREA:** Stainless steel inset single drainer sink unit with cupboards below, extensive range of bespoke wall and base units, ample worksurfaces and powerpoints, built in oven, four ring hob with extractor hood over, wine rack, integrated fridge plumbing for dishwasher, exposed floorboards.

**BEDROOM ONE:** 14' 8" x 14' 2" (4.47m x 4.32m) Double aspect, original panelling to one wall, skylight, electric radiator, door to small seating area with granite steps down to ground floor.

**SHOWER ROOM:** White suite comprising double size shower cubicle with glazed door and chrome fittings, wash hand basin, low level WC, Velux window, chrome towel rail, tiled flooring, built in airing cupboard housing hot water cylinder.

**OUTSIDE:** Two sets of granite steps to Keigwin Place, short stroll to Mousehole Harbour.

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

**DIRECTIONS:** Via "What3Words" app: ///dote.buying.harps

**AGENTS NOTE:** We understand from Openreach website that Ultrafast Full Fibre Broadband (FTTP) is available to the property. We tested the mobile phone signal for Vodafone which was poor. 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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