



St. Clements Villa, St. Clements
Terrace, Mousehole, Cornwall, T2







ST. CLEMENTS VILLA, ST. CLEMENTS TERRACE, MOUSEHOLE, CORNWALL, TR19 6SJ

GUIDE PRICE £1,150,000 FREEHOLD

- * THREE BEDROOMS * EN SUITE SHOWER ROOM TO MASTER BEDROOM ***
- * LOVELY SEA VIEWS TO MOUNT'S BAY * PERIOD FEATURES * FAMILY BATHROOM ***
- * EXCELLENT ORDER THROUGHOUT * CENTRAL HEATING * DOUBLE GLAZING ***
- * RECEPTION HALL * LIVING ROOM * KITCHEN/FAMILY ROOM ***
- * UTILITY ROOM * CLOAKROOM * LANDSCAPED GARDENS * SUN TERRACE ***
- * INTEGRAL PARKING TO FRONT * CONSERVATION AREA * CENTRAL LOCATION ***
- * CLOSE TO MOST AMENITIES * EXCELLENT OPPORTUNITY ***
- * EPC = E * COUNCIL TAX BAND = D * APPROXIMATELY 106 SQUARE METRES ***

A chance to acquire a most charming three bedroom detached character cottage, which has been extended over recent years to provide spacious family size accommodation with little or no expense spared on creating a wonderful home. St Clements Villa has a good mix of period and modern features throughout with quality fixtures and fittings, which can only be appreciated in full by an internal inspection. There are lovely sea views over Mounts Bay from the front of the property and a particularly attractive feature are the landscaped gardens, which are lawned with an abundance of well stocked flower borders along with tropical trees and shrubs, creating a good degree of privacy. In the grounds, there is a lovely detached summer house along with granite seating and a spectacular raised sun terrace, surrounded by glass balustrade, again with some views over Mounts Bay. St Clements Villa is located in the centre of the village, being tucked away, although within a short stroll of the harbour and most of the amenities of Mousehole. Mousehole itself is one of the most sought-after villages with a good array of local amenities, quality restaurants and access to the coastal footpath. The main town of Penzance is only a short drive away with its rail links to Paddington, London. With so few properties of this quality and position in the village, we would recommend an early appointment.

RECEPTION HALL: Former granite fireplace with granite hearth, travertine stone flooring, beamed ceiling, radiator with fretwork cover.

LIVING ROOM: 15' 0" x 14' 0" (4.57m x 4.27m) Granite fireplace with log burner set on a slate hearth, exposed floorboards, two double glazed sliding sash windows to front with window seats and sea views to St Clement's Island and Mount's Bay, understairs storage cupboard, built in shelving with radiators below having fretwork covers.

KITCHEN/FAMILY ROOM: 21' 0" x 9' 0" (6.40m x 2.74m) Triple aspect room with views over landscaped gardens and sea views to St Clement's Island and beyond, inset one and a half bowl stainless steel sink with cupboards below, extensive range of bespoke wall and base units, worksurfaces, power points, built in oven, four ring hob and extractor hood, exposed floorboards, integrated fridge, freezer and dishwasher, double glaze windows, beamed ceiling, radiator, double patio doors to garden.

UTILITY ROOM: 4' 8" x 4' 7" (1.42m x 1.40m) Travertine stone flooring, plumbing for washing machine, oil fired central heating boiler, door to:

CLOAKROOM: White suite comprising wash hand basin, low level WC with concealed cistern, panelling to dado rail height, chrome towel rail.

Stairs from entrance hall to:

FIRST FLOOR LANDING:

BEDROOM ONE: 21' 8" x 9' 0" (6.60m x 2.74m) Triple aspect room with sea views over to St Clement's Island and views over landscaped gardens, built in double wardrobe, built in linen cupboard, double glazed windows, radiator.

EN SUITE SHOWER ROOM: White suite comprising double size shower cubicle, wash hand basin with cupboards below, low level WC with concealed cistern, chrome towel rail.

BEDROOM TWO: 11' 0" x 7' 10" (3.35m x 2.39m) Double glazed sliding sash window with sea views to St Clement's Island, built in double wardrobe, radiator.

BEDROOM THREE: 11' 10" x 7' 0" (3.61m x 2.13m) Double glazed sliding sash window with sea views to St Clement's Island, radiator.

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

OUTSIDE: The property stands in secluded landscaped gardens, which have been planted with an abundance of mature trees, shrubs and tropical plants which creates a good degree of privacy, well stocked flower borders, detached summer house, built in granite seating, pedestrian access to Raginnis Hill and granite steps leading to a gravelled patio area, which is outside the kitchen/family room, raised slate sun terrace, surrounded by glass balustrade, again with sea views to St Clement's Island. Access to storage shed, small rear courtyard. To the front of the property is access to:

INTEGRAL GARAGE: 17' 6" x 16' 2" narrowing to 15' 0" (5.33m x 4.93m narrowing to 4.57m) Electric roller door, power and light, built in cupboards, door height 5' 11".

Further parking to the front of the garage for one more vehicle.

SERVICES: Mains water, electricity and drainage.

DIRECTIONS: Via "What3Words" app: [///purified.carbonate.planet](https://www.what3words.com/purified.carbonate.planet)

AGENTS NOTE: We understand from Openreach website that Fibre to the Cabinet Broadband (FTTC) 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
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Lettings
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