

Topolino, Raginnis Hill,
Mousehole, Cornwall, TR19 6SR









TOPOLINO, RAGINNIS HILL, MOUSEHOLE, CORNWALL, TR19 6SR

GUIDE PRICE £665,000 FREEHOLD

- * TWO BEDROOMS * PANORAMIC SEA VIEWS * LARGE SUN TERRACE * LIVING ROOM ***
- * CONSERVATORY * UPVC DOUBLE GLAZING * PROPANE GAS CENTRAL HEATING ***
- * FITTED KITCHEN * TWO PARKING SPACES * BATHROOM * SEPARATE SHOWER ROOM ***
- * MAJORITY OF FIXTURES AND FITTINGS AVAILABLE BY SEPARATE NEGOTIATION ***
- * IDEAL VILLAGE OR HOLIDAY HOME * GOOD DECORATIVE ORDER ***
- * EXCELLENT OPPORTUNITY * VIEWING RECOMMENDED ***
- * EPC = F * COUNCIL TAX BAND = C * APPROXIMATELY 52 SQUARE METRES ***

Lovely panoramic sea views across Mount's Bay, Mousehole Harbour, St Clements Isle to St Michael's Mount and beyond from this extremely well presented two bedroom, link detached character property, which has undergone extensive modernisation with little or no expense spared in creating a contemporary home. The property is located in a prime position within the popular village of Mousehole, being elevated to take full advantage of the sweep of Mount's Bay, and offering spacious accommodation, which would make an ideal village or holiday home which really needs to be viewed internally to appreciate to the full. A particularly attractive feature is the large sun terrace to the front of the property, again taking full advantage of sea views. To the rear of the property is an enclosed courtyard with steps up to a raised terrace area, again with good sea views and would make an ideal eating area. Opposite of the property is access to a car parking area for two vehicles with electric charging point and access to a garden shed/workshop, again having lovely sea views over Mount's Bay. Topolino is conveniently placed within a short walk of the centre of the village and the small sandy beaches within the harbour and we would recommend an early appointment.

Entrance door to:

LIVING ROOM: 13' 1" x 12' 1" (3.99m x 3.68m) UPVC double glazed window with lovely sea views over Mount's Bay to St Clement's Isle, St Michael's Mount and beyond, engineered oak flooring, feature log burner set on slate hearth, TV point, dimer switch, radiator.

CONSERVATORY: 16' 2" x 9' 7" (4.93m x 2.92m) UPVC double glazed, engineered oak flooring, double aspect room, radiator, door to courtyard garden and steps up to:

KITCHEN: 12' 8" x 9' 2" (3.86m x 2.79m) Inset porcelain single drainer sink with cupboards below, range of fitted units, UPVC double glazed window, granite worksurfaces, integrated fridge, dishwasher and washing machine, built in oven, four ring hob and extractor hood over, cupboard housing propane gas central heating boiler, tiled flooring.

BEDROOM ONE: 13' 10" x 8' 10" (4.22m x 2.69m) UPVC double glazed window with lovely panoramic sea views over Mount's Bay to St Clement's Isle, St Michael's Mount and beyond, engineered oak flooring, radiator, access to roof space.

BEDROOM TWO: 13' 1" x 6' 6" (3.99m x 1.98m) UPVC Double glazed window with lovely sea views over Mount's Bay to St Clement's Isle, St Michael's Mount and beyond, engineered oak flooring, radiator.

Stairs from kitchen down to:

HALLWAY: Tiled flooring with underfloor heating, door to courtyard.

SHOWER ROOM: White suite comprising semi circular shower cubicle with sliding glazed door and chrome fittings, pedestal wash hand basin, low level WC, tiled flooring with underfloor heating, understairs storage cupboard, chrome towel rail.

BATHROOM: White slipper bath set on ball and claw feet, tiled flooring with underfloor heating, sunken spotlights, chrome towel rail.

OUTSIDE: To the front of the property is a raised sun terrace which takes full advantage of the sweep across Mount's Bay to St Clement's Isle, St Michael's Mount and beyond and good views into Mousehole Harbour, raised flower borders, further lower terrace, again with good sea views, all offering a good degree of privacy being raised from the road below. To the rear of the property is a small courtyard with steps up to further terrace, again having sea views across Mount's Bay. Opposite the property is a parking area for two vehicles and an electric charging point along with a workshop/garden shed with power and light and sea views over Mount's Bay.

SERVICES: Mains water, electricity, drainage and propane gas heating.

DIRECTIONS: Via "What3Words" app: [///icon.excusing.modifies](#)

AGENTS NOTE: We tested the mobile phone signal for Vodafone which was intermittent. The property is constructed of block under a tiled 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

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Camborne
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Lettings
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