



Potters Cottage, Brook Street,
Mousehole, Penzance, TR19 6QY







POTTERS COTTAGE, BROOK STREET, MOUSEHOLE, PENZANCE, TR19 6QY

GUIDE PRICE £320,000 FREEHOLD

A chance to acquire a most charming three bedroom grade II listed character cottage which has undergone extensive recent refurbishment and updating, retaining many period features creating a wonderful home which really needs to be viewed internally to be appreciated to the full. The property also benefits from an additional 26ft workshop/studio off of the cobbled courtyard which would be ideal for a variety of uses subject to necessary permission.

*** THREE BEDROOMS * 22FT OPEN PLAN KITCHEN / FAMILY ROOM ***

*** FITTED KITCHEN AREA WITH INTEGRATED APPLIANCES ***

*** 26FT WORKSHOP / STUDIO IDEAL FOR A VARIETY OF USES SUBJECT TO NECESSARY PERMISSIONS ***

*** ENSUITE SHOWER ROOM TO MASTER BEDROOM ***

*** FAMILY BATHROOM * ELECTRIC HEATING * EPC = G * SUCCESSFUL HOLIDAY LET ***

*** CENTRAL LOCATION * OWN COURTYARD * GOOD DECORATIVE ORDER ***

*** CLOSE TO LOCAL AMENITIES * COUNCIL TAX = RATED FOR BUSINESS USE ***

*** MAJORITY OF FIXTURES AND FITTINGS AVAILABLE BY SEPARATE NEGOTIATION ***

*** EXCELLENT OPPORTUNITY * VIEWING RECOMMENDED ***

The property has spacious accommodation and would make an ideal family or holiday home being centrally located in this popular village, therefore within walking distance of most amenities. The quality of workmanship is of the highest standard throughout with oak doors and matching furniture along with a luxury bathroom and shower room and bespoke kitchen units. Potters Cottage is currently holiday let with the majority of fixtures and fittings available by separate negotiation. To the front of the property is a cobbled courtyard leading to a 26ft covered workshop/studio with power and light and original cobbled floor ideal for a variety of uses subject to necessary permissions. Due to popularity of properties such as this we would recommend an early appointment.

Stable door to:

KITCHEN / FAMILY ROOM: 22' 3" x 16' 0" into square bay narrowing to 11' 5" (6.78m x 4.88m - 3.48m) Granite fireplace with further exposed granite above, beamed ceiling, Amtico wood effect flooring, sunken spotlights, tv point, individually thermostatically controlled electric radiator. Open plan to:

KITCHEN AREA: Inset porcelain sink with cupboards below and solid work surfaces around, integrated fridge, freezer and dishwasher, built in oven with four ringed hob and extractor hood over, beamed ceiling, sunken spotlights, staircase rising.

FIRST FLOOR LANDING: Wooden floorboards, built in storage cupboard, individually thermostatically controlled electric radiator.

BEDROOM ONE: 10' 2" x 8' 9" (3.10m x 2.67m) Built in wardrobe, sunken spotlights, painted floorboards, tv point, individually thermostatically controlled electric radiator, access to roof space. Door to:

ENSUITE SHOWER ROOM: White suite comprising wash hand basin with cupboard below, low level w.c. with concealed cistern, tiled shower cubicle with glazed door and chrome fittings, painted floorboards, shaver point, graphite style electric radiator.

BEDROOM TWO: 8' 3" x 8' 0" (2.51m x 2.44m) Window overlooking the courtyard, tv point, sunken spotlights, painted floorboards, individually thermostatically controlled electric radiator.

BEDROOM THREE: 7' 7" x 5' 5" (2.31m x 1.65m) Window overlooking the courtyard, built in wardrobe, built in cupboard housing hot water cylinder, sunken spotlights, painted floorboards, individually thermostatically controlled electric radiator.

BATHROOM: White suite comprising panelled bath with folding glass screen and chrome shower over, wash hand basin with cupboards below, low level w.c., sunken spotlights, painted floorboards, graphite style electric radiator.

OUTSIDE: Cobbled courtyard with access to:

WORKSHOP / STUDIO: 25' 9" x 10' 4" (7.85m x 3.15m) Cobbled flooring, power and light.

SERVICES: Mains water, electricity and drainage.

AGENTS NOTE: We understand from Openreach website that Full Fibre Broadband (FTTP) is available to the property. We tested the mobile phone signal for Vodafone which was intermittent. The property is constructed of granite and block 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
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Lettings
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