



The Quillet, Newmill, Penzance,
Cornwall, TR20 8XN







THE QUILLET, NEWMILL, PENZANCE, CORNWALL, TR20 8XN

GUIDE PRICE £425,000 FREEHOLD

- * TWO BEDROOMS * LIVING ROOM * FITTED KITCHEN * CONSERVATORY ***
- * DOWN STAIRS SHOWER ROOM * FIRST FLOOR BATHROOM ***
- * OIL FIRED CENTRAL HEATING * DOUBLE GLAZED ***
- * VERY GOOD DECORATIVE ORDER * SEVERAL PERIOD FEATURES ***
- * DESIGNATED AREA OF OUTSTANDING NATURAL BEAUTY ***
- * MAJORITY OF FIXTURES AND FITTINGS AVAILABLE BY SEPARATE NEGOTIATION ***
- * COTTAGE STYLE GARDENS * BORDERED BY A STREAM ***
- * TWO OFF ROAD PARKING SPACES * SOUGHT AFTER VILLAGE HAMLET ***
- * CLOSE TO OPEN COUNTRYSIDE * EXCELLENT OPPORTUNITY * VIEWING RECOMMENDED ***
- * EPC = E * COUNCIL TAX BAND = D * APPROXIMATELY 84 SQUARE METRES ***

Extremely well presented two bedroom detached character cottage, formerly the blacksmiths for the village, now offered for sale for the first time in many years, offering much charm and character throughout and which really needs to be viewed internally to appreciate to the full. The Quillet is a charming cottage within the centre of the popular village of Newmill, bordered by a stream with lovely cottage style gardens. The present vendors have maintained the property to a high standard and represents an ideal opportunity to acquire a contemporary village or holiday home. The property we believe dates back to the 12th century and has been modernised in recent years. A particularly attractive features are the gardens, which are bordered by a stream, along with two gravelled parking areas. Newmill is a quiet hamlet, within an Area of Outstanding Natural Beauty, approximately 3 miles from the main town of Penzance, which has an array of amenities and rail links direct to London Paddington with the property being approximately 1 mile from Chysauster ancient village. Due to the popularity of properties such as this we recommend an early appointment.

Stable door to:

LIVING ROOM: 19' 0" x 12' 3" (5.79m x 3.73m) Exposed pine floorboards, double glazed windows, sunken spotlights, TV point, understairs area, two radiators.

KITCHEN: 13' 5" narrowing to 8' 7" x 12' 3" (4.09m narrowing to 2.62m x 3.73m) Belfast sink with cupboards below, extensive range of fitted wall and base units, solid wood worksurfaces, concealed worktop lighting, built in oven, four ring hob and extractor hood, integrated dishwasher, tiled flooring, sunken spotlights.

UTILITY AREA:

With plumbing for washing machine and space for fridge and freezer with solid wood worksurfaces over and cupboards above.

CONSERVATORY: 11' 10" x 8' 9" (3.61m x 2.67m) Currently used as a dining room. Half slated gable roof, double aspect overlooking gardens and stream, tiled flooring, double glazed, radiator, door to garden.

SHOWER ROOM: White suite comprising glazed cubicle with chrome fittings, wash hand basin, low level WC, tiled flooring, towel rail.

From living room stairs to:

FIRST FLOOR LANDING: Exposed pine floorboards, access to roof space.

BEDROOM ONE: 13' 5" x 12' 4" (4.09m x 3.76m) Double aspect room, exposed pine floorboards, double glazed window, sunken spotlights, built in cupboard, radiator.

BEDROOM TWO: 11' 4" x 9' 1" (3.45m x 2.77m) plus deep recess. Double aspect room, exposed pine floorboards, double glazed window, built in cupboard, sunken spotlights, radiator.

BATHROOM: White suite comprising double ended free standing bath with chrome fittings, wash hand basin, low level WC, separate tiled shower cubicle with glazed door and chrome fittings, exposed pine floorboards, double glazed window, sunken spotlights, towel rail.

OUTSIDE: The property stands in well maintained cottage style gardens which have an abundance of trees and shrubs which creates a good degree of privacy. The gardens are bordered by a stream and there are various terraced seating areas. The front garden is a real suntrap with a stile to the stream, and archway over the front gate with a well established wisteria and a large shed. There are two security lights to the rear and one to the front of the property. Access for two parking spaces.

SERVICES: Mains water, electricity and septic tank. Oil central heating.

DIRECTIONS: Via "What3Words" app: [///excuse.digits.still](https://www.what3words.com/#!/excuse.digits.still)

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 O2 which was good. 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

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Lettings
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