



Rosedene, Raginnis Hill,
Mousehole, TR19 6SR

 **Marshall's**
ESTATE AGENTS







ROSEDENE, RAGINNIS HILL, MOUSEHOLE, TR19 6SR

GUIDE PRICE £500,000 FREEHOLD

Lovely sea views over Mount's Bay to St Michael's Mount and beyond from this character three bedroom end of terrace period home, located in a prime position within the village, with well-proportioned living accommodation and enclosed gardens to the rear.

*** THREE BEDROOMS * LIVING ROOM * LOVELY VIEWS OVER MOUNT'S BAY ***

*** PARKING SPACE AVAILABLE BY SEPARATE NEGOTIATION ***

*** KITCHEN/DINING ROOM * FIRST FLOOR BATHROOM ***

*** SPACIOUS ATTIC IDEAL FOR CONVERSION (SUBJECT TO PLANNING) ***

*** ENCLOSED TERRACE GARDENS TO THE REAR WITH SEA VIEWS FROM THE TOP ***

*** SMALL TERRACE TO THE FRONT OF THE PROPERTY * ELECTRIC HEATERS ***

*** CENTRAL LOCATION * CONVENIENT FOR MOST AMENITIES * NO ALLOCATED PARKING ***

*** EXCELLENT OPPORTUNITY * VIEWING RECOMMENDED ***

*** EPC = E * COUNCIL TAX BAND = E * APPROXIMATELY 86 SQUARE METRES ***

The property has lovely sea views over Mount's Bay to St Michael's Mount, St Clements Island and beyond. Having well-proportioned living accommodation to make an ideal family or holiday home and really needs to be viewed internally to appreciate to the full. The present vendors have recently refurbished with new wiring throughout, new plumbing and redecorated, to a good standard with period features and an extremely attractive stained glass front door. A particularly attractive feature are the enclosed gardens to the rear, which has a raised terrace at the top, which takes in the full sweep of Mount's Bay. Raginnis Hill is conveniently placed in the village for most amenities being a short stroll to the centre. PARKING SPACE AVAILABLE BY SEPARATE NEGOTIATION. Due to the popularity of properties such as this, we recommend an early appointment.

ENTRANCE HALL: Stain glass door and side panels.

LIVING ROOM: 13' 1" x 11' 8" (3.99m x 3.56m) Lovely sea views over Mount's Bay to St Michel's Mount, St Clements Island and beyond, impressive granite fireplace with slate hearth, night storage radiator, double casement doors to front terrace.

KITCHEN/DINING ROOM: 19' 7" x 10' 5" (5.97m x 3.17m) Inset single drainer ceramic sink unit with cupboards below, fitted base units, solid wood worksurfaces, exposed granite fireplace, further granite walls, understairs storage cupboard, individually thermostat controlled radiator.

REAR PORCH: 5' 3" x 3' 5" (1.60m x 1.04m) Plumbing for washing machine, door to garden.

Stairs form entrance hall to:

FIRST FLOOR LANDING

BEDROOM ONE: 11' 6" x 10' 7" (3.51m x 3.23m) Double aspect room with lovely sea views over Mount's Bay to St Michael's Mount, St Clements Island and beyond, exposed floorboards, individually thermostatic controlled radiator.

BEDROOM TWO: 10' 0" narrowing to 6' 4" x 8' 4" (3.05m - 1.93m x 2.54m) Lovely sea views over Mount's Bay to St Michael's Mount, St Clements Island and beyond, exposed floorboards, individually thermostatic controlled radiator.

BEDROOM THREE: 10' 8" x 10' 4" (3.25m x 3.15m) Exposed floorboards, individually thermostatic controlled radiator.

BATHROOM: White suite comprising panelled bath with brass mixer taps and shower attachment, pedestal wash hand basin, low level WC, separate shower cubicle, exposed floorboards, chrome towel rail, access to roof space via pull down

ladder, being partially boarded with electric light, ideal for conversion (subject to any necessary planning permission).

OUTSIDE: Enclosed rear courtyard, which has been terraced with flower borders and a raised decked area to the top, which takes full advantage of the sea views over Mount's Bay. There is a right of way from across the back of the property for the properties to the side. To the front of the property, there is a small terrace which takes full advantage of the sea views and the sweep of Mount's Bay. **PARKING SPACE AVAILABLE BY SEPARATE NEGOTIATION.**

SERVICES: Mains water, electricity and drainage.

AGENTS NOTE: We understand from Openreach website that Superfast Fibre Broadband might be available to the property. We tested the mobile signal for Vodafone which was intermittent. 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
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Carbis Bay
01736 795040

Camborne
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Hayle
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Lettings
01736 366778



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