



Trewennack, Raginnis, Mousehole,
Penzance, Cornwall, TR19 6NJ



Marshall's

ESTATE AGENTS







TREWENNACK, RAGINNIS, MOUSEHOLE, PENZANCE, CORNWALL, TR19 6NJ

GUIDE PRICE £650,000 FREEHOLD

*** THREE BEDROOMS * SPACIOUS FIRST FLOOR LIVING ROOM ***

*** LOVELY PANORAMIC SEA VIEWS OVER MOUNT'S BAY ***

*** WELL EQUIPPED KITCHEN/FAMILY ROOM ***

*** UPVC DOUBLE GLAZING * PROPANE GAS UNDERFLOOR CENTRAL HEATING ***

*** SOLAR PANELS * COTTAGE STYLE GARDENS ***

*** SOUGHT AFTER HAMLET * GOOD ORDER THROUGHOUT ***

*** IDEAL FAMILY HOME * CLOSE PROXIMITY TO MOUSEHOLE VILLAGE ***

*** ACCESS TO COASTAL FOOTPATH ***

*** AMPLE PARKING AND DETACHED GARAGE WITH CHARGING POINT ***

*** EXCELENT OPPORTUNITY * VIEWING RECOMMENDED ***

*** EPC = TBC * COUNCIL TAX BAND = D ***

Lovely panoramic sea views across Mount's Bay to St Michael's Mount and beyond from this extremely well presented three bedroom detached barn, which has been renovated over the years to an exceptional high standard and is, therefore, for sale in good decorative order throughout.

The property has well proportioned living accommodation over two floors, with an exceptional feature being the living room to the first floor which takes in the full the sweep of Mount's Bay. On the ground floor there is a versatile kitchen/family room, which is bright and spacious, with well equipped kitchen area incorporating quality appliances.

Trewennack has been well cared for with little or no expense spared in creating a truly wonderful property. There is UPVC double glazing throughout along with underfloor propane gas central heating. There are solar panels with the property, which go a long way to covering the utility bills.

The gardens are a particularly attractive feature, being of a cottage style with central lawned area and well stocked borders surrounding. There is off road parking for two to three cars, which leads to detached double garage with electric up and over door and charging point.

Raginnis is a sought after Hamlet on the outskirts of Mousehole with access to coastal footpath and a short walk into the picturesque village with its good array of amenities, harbour and two small sandy beaches. The town of Penzance is only a short drive away with main line links to London Paddington. Due to popularity of properties such as this we recommend an early appointment.

ENTRANCE HALL: 10' 6" x 6' 4" (3.20m x 1.93m) UPVC double glazing, mosaic tiled flooring, double doors to:

KITCHEN/FAMILY ROOM: 26' 7" x 15' 3" narrowing to 9' 0" (8.10m x 4.65m narrowing to 2.74m) Inset single drainer sink unit with cupboards below, range of fitted wall and base units, built in oven, five ring Smeg electric hob with Neff extractor hood over, solid wood worksurfaces, plumbing for washing machine, pitch pine ceiling, tiled flooring with underfloor heating, UPVC double glazed windows, space for fridge/freezer, steps up to:

HALLWAY: Slate flooring with underfloor heating, built in linen cupboard.

BEDROOM ONE: 15' 5" x 11' 0" (4.70m x 3.35m) Triple aspect room with views over the gardens, range of built in wardrobes, underfloor heating, exposed beams.

BEDROOM TWO: 12' 4" x 6' 9" (3.76m x 2.06m) UPVC double glazed window, underfloor heating.

BEDROOM THREE: 6' 6" x 5' 7" (1.98m x 1.70m) UPVC double glazed window, underfloor heating.

EN SUITE CLOAKROOM: White suite comprising vanity unit with wash hand basin and cupboard below, low level WC, sunken spotlights.

BATHROOM: White suite comprising double ended roll top bath with chrome fittings, wash hand basin, low level WC with concealed cistern, double sized shower cubicle with sliding glass door and chrome fittings, chrome towel rail.

PORCH: Tiled flooring and door to garden.

Stairs from kitchen/family room to:

LIVING ROOM: 21' 10" x 16' 2" (6.65m x 4.93m) Triple aspect room with lovely panoramic sea views over Mounts Bay to St Michael's Mount and beyond, feature granite fireplace with log burner set on a tiled hearth, exposed A frames, shelving, eave storage cupboard, window seat again with good sea views, exposed floorboards with underfloor heating.

OUTSIDE: The property has lovely well stocked cottage style gardens with central lanwed area and attractive flower borders. To the side of the property is a garden shed which is approximately 16' 0 x 9' 9" with power and light, log store. To the side of the property is another garden shed. Large driveway and parking area leading to:

DETACHED GARAGE: 17' 9" x 16' 5" (5.41m x 5.00m) Electric up and over door, electric charging points, power and light.

SERVICES: Mains water, electricity and drainage. Propane gas central heating, solar panels producing approximately £1,500 per year, which covers most utilities.

DIRECTIONS: Via "What3Words" app: ///assume.agrees.multiples

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 good. The property is constructed of granite 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.

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