



Seacrest, Cliff Road, Mousehole,
Cornwall, TR19 6PX







SEACREST, CLIFF ROAD, MOUSEHOLE, CORNWALL, TR19 6PX

£950,000 FREEHOLD

*** THREE BEDROOMS ***

*** LOVELY PANORAMIC SEA VIEWS OVER MOUNT'S BAY TO ST MICHAEL'S MOUNT AND BEYOND ***

*** LIVING ROOM * DINING ROOM * FITTED KITCHEN ***

*** UTILITY ROOM * REAR STORAGE AREA ***

*** GROUND FLOOR WETROOM * FIRST FLOOR BATHROOM ***

*** ELECTRIC HEATING * DOUBLE GLAZING ***

*** GOOD DECORATIVE ORDER THROUGHOUT * IDEAL FAMILY OR HOLIDAY HOME ***

*** DOUBLE PLOT WITH LARGER THAN AVERAGE GARDENS AND TERRACES ***

*** DOUBLE PARKING BAY TO REAR ***

*** SHORT WALK TO THE VILLAGE OF MOUSEHOLE * EXCELLENT OPPORTUNITY ***

*** VIEWING RECOMMENDED * EPC = G * COUNCIL TAX BAND = F ***

*** APPROXIMATELY 143 SQUARE METRES ***

Lovely panoramic sea views across Mount's Bay to St Michael's Mount, St Clements Isle, Mousehole village and beyond, from this extremely well presented three bedroom detached family home located on the approach to the village, being in an elevated position, which takes full advantage of the views.

The property has spacious well proportioned living accommodation, which the present vendors have maintained to a high standard and really needs to be viewed internally to appreciate to the full.

Seacrest occupies a double plot with lawned gardens, well stocked flower borders, various terraces and a sun terrace to the front of the property, which takes in the full sweep of Mount's Bay.

The gardens are a particularly attractive feature offering a good degree of privacy along with a summerhouse to the rear, leading to double parking space.

Seacrest has had little or no expense spared in creating a comfortable family home located in a prime position on the edge of this popular village being only a short walk from most amenities and a short drive to the main town of Penzance with its rail links to London Paddington station.

Mousehole is one of the most sought after locations in the Penwith area with access to coastal footpaths and a good array of amenities within the village. Due to the popularity of properties such as this we recommend an early appointment.

ENTRANCE HALL: Oak flooring, stain glass window, radiator.

LIVING ROOM: 15' 0" x 12' 0" (4.57m x 3.66m) Lovely panoramic sea views over Mount's Bay, St Michael's Mount and beyond, double doors onto terrace, fireplace, oak flooring, TV point, picture rail, two radiators.

DINING ROOM: 14' 0" x 12' 0" (4.27m x 3.66m) Into double glazed bay window with panoramic sea views over Mount's Bay, St Michael's Mount and beyond, window seat, further double glazed window to side overlooking gardens and further sea views towards Mousehole village, raised fireplace, picture rail, radiator.

KITCHEN: 12' 0" x 10' 3" (3.66m x 3.12m) Lovely sea views towards Mousehole village, double glazed window to side, inset sink with cupboards below, fitted base units, central workstation with cupboards and drawers below, solid wood worksurfaces over, built in cupboard, fireplace with log burner, integrated fridge with wine storage over, tiled flooring, sunken spotlights.

REAR LOBBY: Walk in pantry.

REAR HALL: 19' 5" x 5' 1" (5.92m x 1.55m) Tiled flooring, underfloor heating, walk in linen area.

UTILITY ROOM: With plumbing for washing machine.

WET ROOM: White suite comprising wash hand basin, low level WC with concealed cistern, chrome shower fittings, tiled flooring, underfloor heating, towel rail.

Stairs from entrance hall to:

FIRST FLOOR LANDING: Oak flooring, area ideal for study with lovely panoramic sea views over Mount's Bay.

BEDROOM ONE: 16' 7" x 12' 0" (5.05m x 3.66m) Into double glazed bay window with panoramic sea views over Mount's Bay to St Michael's Mount and beyond, double aspect room with further views towards Mousehole village, oak flooring, tiled fireplace, radiator.

BEDROOM TWO: 14' 0" x 11' 8" (4.27m x 3.56m) Lovely panoramic sea views over Mount's Bay to St Michael's Mount and beyond, oak flooring, picture rail, radiator.

BEDROOM THREE: 12' 0" x 12' 0" (3.66m x 3.66m) Double glazed window to side with sea views towards Mousehole village, oak flooring, picture rail, radiator.

BATHROOM: White suite comprising panelled bath with shower attachment, vanity unit with wash hand basin and cupboards below, low level WC, sunken spotlights, radiator.

OUTSIDE: The property occupies a double plot, having been built in a way to take full advantage of the sea views across Mount's Bay, raised sun terrace, lawned areas, well stocked flower borders, further terraces to the rear of the property, with steps to secluded summerhouse which captures the evening sun with access to:

DOUBLE PARKING BAY

SERVICES: Mains water, electricity and drainage.

DIRECTIONS: Via "What3Words" app: ///presented.sprouted.cloth

AGENTS NOTE: We understand from Openreach website that Full Fibre Broadband (FTTP) is available to the property. We tested the mobile phone signal for 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
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Camborne
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Lettings
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