



Brambles Cottage, Raginnis Hill,
Mousehole, Cornwall, TR19 6SR



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BRAMBLES COTTAGE, RAGINNIS HILL, MOUSEHOLE, CORNWALL, TR19 6SR

ASKING PRICE £299,000 FREEHOLD

Lovely sea views over Mounts Bay to St. Michael's Mount and beyond from this interesting, split level two bedroom property which has been extended over recent years to take full advantage of the views over Mounts Bay.

*** TWO BEDROOMS * LIVING ROOM * KITCHEN * BATHROOM ***

*** LOVELY SEA VIEWS OVER MOUNTS BAY TO ST. MICHAEL'S MOUNT ***

*** RAISED TERRACE TO THE FRONT OF THE PROPERTY ***

*** IDEAL FOR A YOUNG FAMILY OR HOLIDAY HOME * PRIME POSITION ***

*** CLOSE TO MOST LOCAL AMENITIES * EXCELLENT OPPORTUNITY ***

*** VIEWING RECOMMENDED * APPROXIMATELY 40 SQUARE METERS * EPC = D ***

*** COUNCIL TAX BAND = B ***

The property has been extended from a two storey granite cottage to the side to provide well proportioned accommodation and to take full advantage of the views. Brambles Cottage is located within a short walk of the main village and we would recommend an early appointment to avoid disappointment.

ENTRANCE PORCH: Door to:

LIVING ROOM: 14' 9" x 11' 0" (4.50m x 3.35m) Into UPVC double glazed bay window with lovely sea views over Mounts Bay to St. Michael's Mount and beyond, window seat, Clearview solid fuel cast iron burner, laminated flooring, television point, intelligent Dimplex Quantum storage heater, serving hatch to kitchen.

INNER HALLWAY: Built in cloaks cupboard, built in airing cupboard housing hot water cylinder, electric thermostatically controlled radiator. Door to rear passageway.

KITCHEN: 8' 3" x 6' 7" (2.51m x 2.01m) UPVC double glazed window with lovely sea views over Mounts Bay to St. Michael's Mount and beyond. Recently fitted kitchen with inset single drainer sink unit with cupboards below, base units, washing machine, fridge/freezer, built in ceramic hob, oven and extractor hood over, serving hatch to living room.

BEDROOM ONE: 11' 10" x 8' 0" (3.61m x 2.44m) UPVC double glazed window with lovely sea views to St. Michael's Mount and beyond, raised storage area, access to roof space, electric thermostatically controlled radiator.

BATHROOM: Suite comprising panelled bath with shower over, wash hand basin with cupboards below, low level WC, heated chrome towel rail, UPVC double glazed window.

FROM INNER HALLWAY, L SHAPED STAIR CASE DOWN TO:

BEDROOM TWO: 12' 0" x 8' 0" (3.66m x 2.44m) UPVC double glazed window with sea views over Mounts Bay, understairs area, electric thermostatically controlled radiator, UPVC double glazed door to outside.

OUTSIDE: To the front of the property is a raised terrace which takes full advantage of the sea views over Mounts Bay and further terrace to the side with storage unit again having good sea views.

SERVICES: Mains water, electricity and drainage.

NB: The present tenant is paying £1250 pcm and she is happy to stay, making this a good investment property.

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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