

8-10 GURNICK STREET
MOUSEHOLE

JONATHAN

CUNLIFFE

8-10 Gurnick Street, Mousehole TR19 6SE

A pair of charming cottages centred around a private courtyard at the heart of Mousehole, just a stones throw from the harbour wall and water's edge.



- Tucked behind Mousehole's inner harbour • Two storey 2 bedroom cottage
- Two storey 1 bedroom cottage • Grade II Listed • Private central courtyard
 - Locker/store • Wonderful central position • 477 sqft and 532 sqft
 - EPC D and E







SETTING THE SCENE

Cornwall's unique character comes from its historic landscape, spectacular coastline and secret coves. Perhaps more than any other part of the county, west Cornwall embodies these qualities being blessed with stunning white sandy beaches and clear blue waters for some of the best surfing and diving in the UK.

Referred to as "The loveliest village in England" by Dylan Thomas, Mousehole's pretty stone cottages, the Ship Inn, restaurants and art galleries are clustered around the small stone harbour.

Whilst West Cornwall is renowned for its' awe-inspiring scenery, coastline, arts scene and surfing, the area has become a foodie hotspot now too with a host of highly acclaimed restaurants in Penzance, Newlyn and Mousehole.

The harbour-side town of Penzance offers a wide range of amenities, shops, supermarkets and schooling. Above the harbour, Chapel Street is famous for its galleries and historic Georgian architecture. The much painted Lamorna Cove to the south is well known for its links to the famous Newlyn School of Artists including Sir Alfred Munnings PRA, and further west the cliff-top Minack Theatre attracts visitors from far and wide.

Communications to Cornwall have improved greatly with the A30 now mostly dual carriageway from the M5 at Exeter to Penzance. Lands End Airport offers facilities for private aircraft, besides training, scenic flights and regular flights to the Isles of Scilly connecting to Bristol and Southampton. The London Paddington to Penzance mainline terminus overlooks Mount's Bay just yards from the sea.

THE TOUR

A very special pair of cottages, tucked away just above the harbour and behind the coastal footpath in the heart of the enchanting harbour village of Mousehole, quite literally just a stone's throw away from the waters edge.

Well-located for the lively attractions of the local area both within the village and in the surrounding coastline, the versatile property is currently arranged as a 2-bedroom cottage and a separate 1-bedroom cottage across the private courtyard.

Believed to have historically served as net lofts for fishermen, the cottages have been cleverly converted using a considered colour palette and a beautiful blend of original features and striking design elements. Thoughtfully laid out to preserve the buildings original charm, they offer a tranquil harbourside retreat in a quiet corner of one of Cornwall's most picturesque fishing villages.

STEP OUTSIDE

A private, enclosed courtyard adjoins the two properties and offers the perfect sheltered spot for gatherings and al fresco dining. There is a useful locker/store in the corner of the courtyard.

SERVICES

Mains water and electricity, private drainage and oil fired central heating.

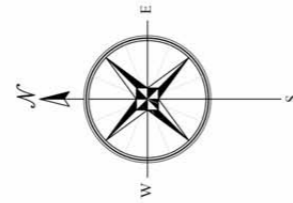
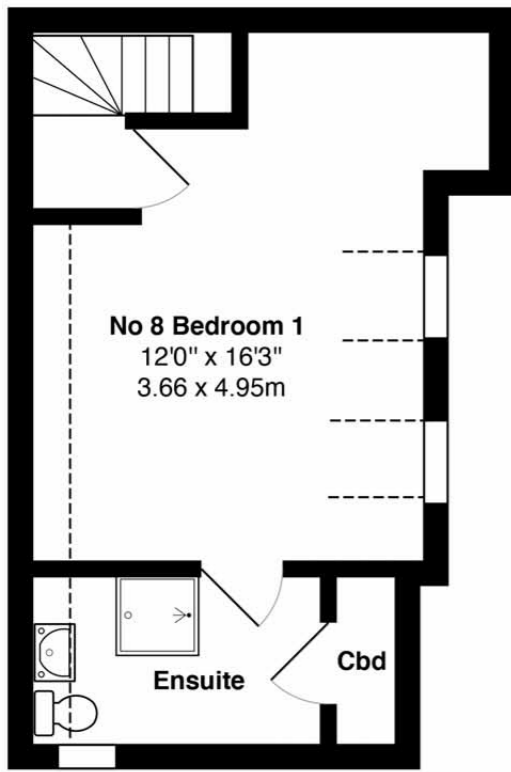
DISTANCES (All distances approximate)

Newlyn 2 miles,
Penzance (mainline railway station) 4 miles

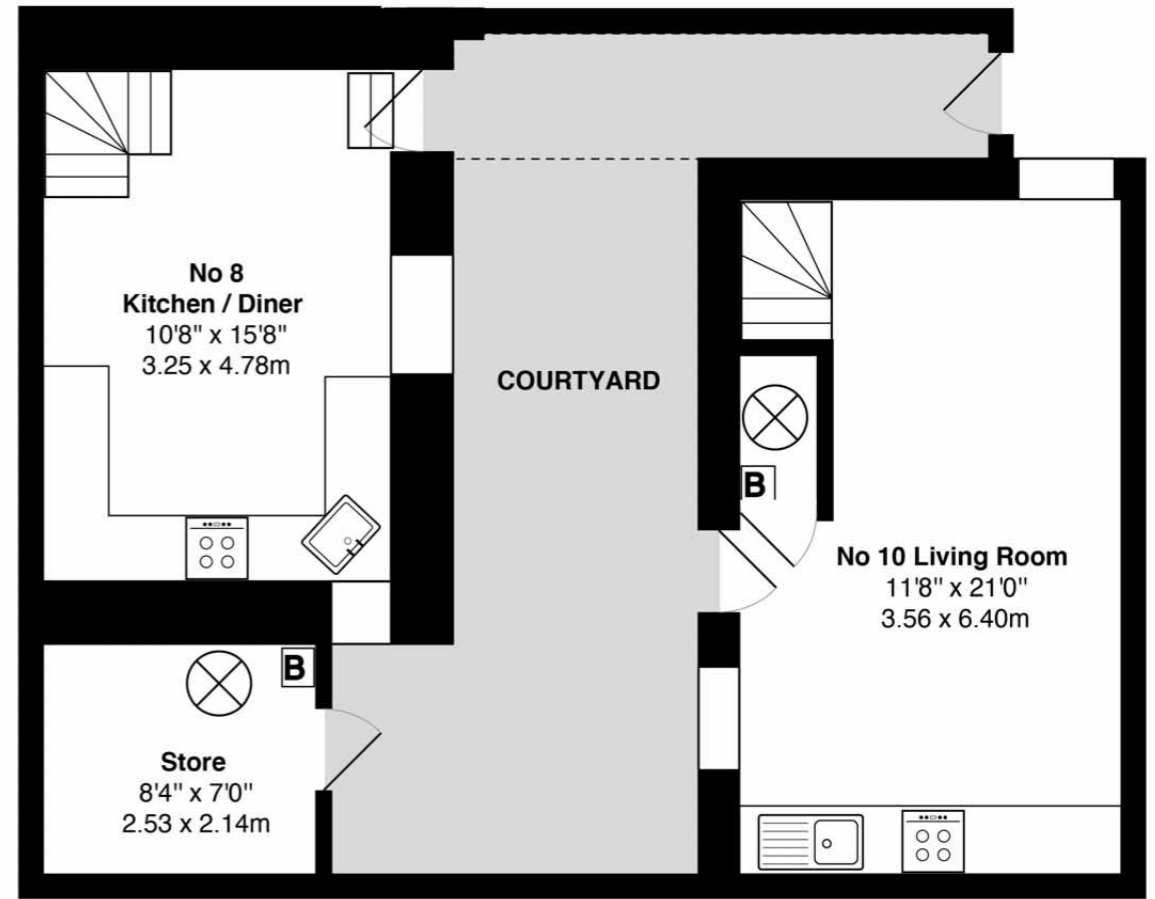
WHAT3WORDS LOCATION

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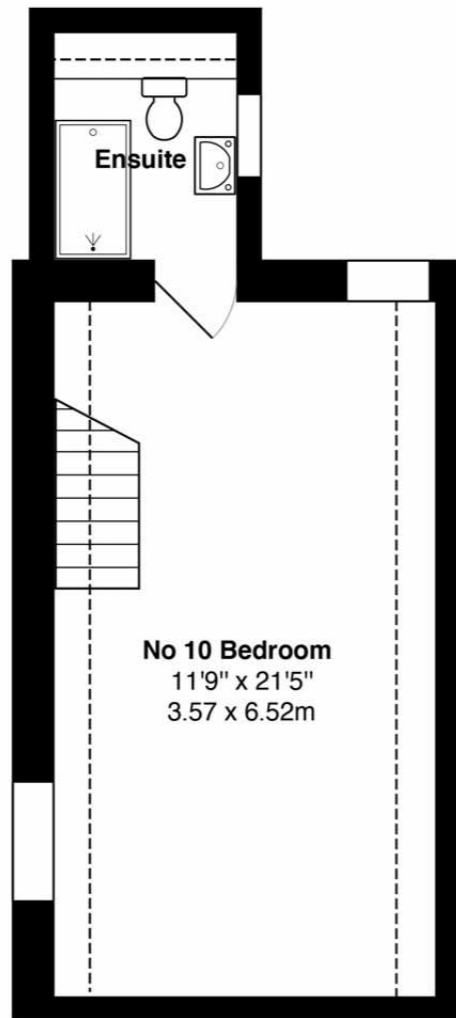
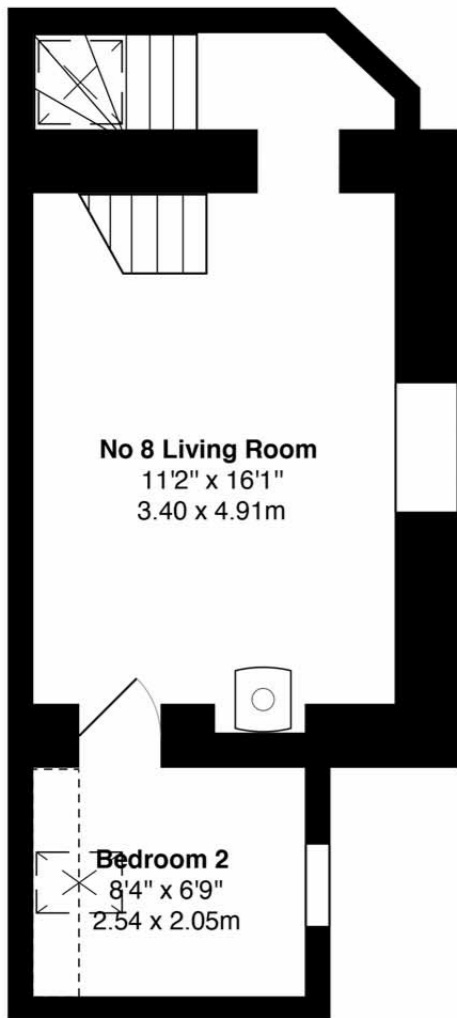
No 8 Second Floor
No8 Approx SF Area 525.2 sqft 23.43 sqm



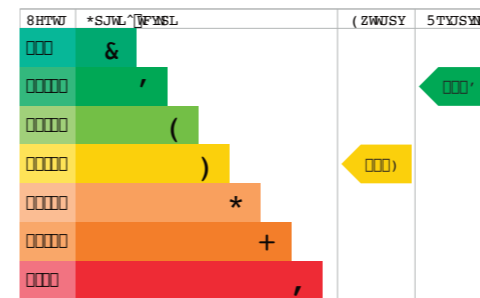
No8 Approx GF Area 225.5 sqft 20.95 sqm **Ground Floor** No10 Approx GF Area 242.8 sqft 22.56 sqm

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TOTAL APPROX. FLOOR AREA 1246 sqft (115.7 sqm)
(excluding courtyard)

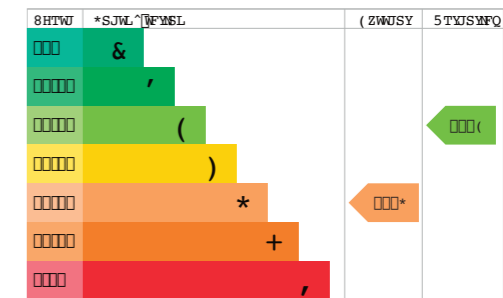
All measurements are approximate and for display purposes only



No8 Approx FF Area 251.1 sqft 23.33 sqm **First Floor** No10 Approx FF Area 288.9 sqft 26.84 sqm



8 GURNICK STREET



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ANTI-MONEY LAUNDERING REGULATIONS

It is a legal requirement that we receive verified identification from all buyers before a sale can be formally instructed. Your cooperation on this matter is much appreciated to ensure there is no unnecessary delay in concluding a sale. We will inform you of the process once your offer has been accepted.

PROOF OF FUNDING

Prior to agreeing a sale, our clients may require us to obtain a proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays and will inform you of what we require prior to agreeing a sale.

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