



Foxes Lane, Mousehole, TR19 6QQ

GUIDE PRICE £450,000

"With its postcard-perfect harbour, coastal charm, and thriving community, Mousehole is one of Cornwall's most sought-after places to call home." - Jamie Hendy, Hunters West Cornwall

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Foxes Lane, Mousehole

DESCRIPTION

Hunters Estate Agents are delighted to present this two/ three-bedroom home, which is just a three-minute or so walk from Mousehole's scenic harbour – a truly magical spot, steeped in Cornish folklore. Also ideally located for the village's popular primary school, this home is perfect for families. The accommodation is beautifully presented throughout, offering bright and spacious living accommodation. Outside, you'll find a charming courtyard garden – a true suntrap – while off-street parking adds a rare and valuable convenience for Mousehole. Whether you're looking for a home, a coastal retreat, or an investment opportunity, this property is sure to impress.





ROOMS

The Property

Pull up on the paved private driveway, park under the carport, and head on in to the welcoming entrance porch—a convenient spot to kick off your shoes and hang up your coat. You're then greeted by a spacious, dual-aspect reception room, bathed in natural light, with a thoughtfully chosen décor scheme that enhances its airy feel. The well-appointed kitchen offers ample storage and generous countertop space, perfect for those who love to cook, while the open-plan layout flows seamlessly into a large dining area and a inviting living space, centred around a charming wood-burning stove. Whether hosting an elegant dinner party or enjoying a snug night in, this room is perfect for both. To the rear, a practical utility space makes everyday life a breeze, while to the side, a versatile room awaits—ideal as a home office, hobby space, or even a ground-floor bedroom.

Head upstairs to find two generously sized double bedrooms, with the primary being exceptionally spacious—comparable to the size of two bedrooms in some homes. Completing the upper floor is a beautifully appointed, sleek, and contemporary shower room, offering a spa-like retreat—perfect for unwinding and indulging in a little luxury after a long day.

To the rear, a charming courtyard garden awaits—an inviting space perfect for unwinding, soaking up the sunshine, or hosting a leisurely BBQ with a glass of wine in hand on a warm afternoon. To the front, is a neatly paved driveway with a carport, a rarity in this village!

About Hunters West Cornwall

Hunters West Cornwall is a locally owned, independently run franchise, proudly part of Hunters, one of the UK's favourite nationwide agents. We combine professionalism and efficiency with a fresh and fun approach. Our bespoke marketing strategies leverage cutting-edge technology, professional

photography, and social media influence to maximise exposure. As proud Cornish locals, we actively support community projects and sports initiatives, reinvesting in the area we call home. Backed by Hunters' national network, we offer the perfect blend of local expertise and far-reaching marketing power. We feel fortunate to be regularly entrusted to market some of Cornwall's very finest homes. If you are looking to sell or let a property in the local area, please get in touch! We'll be more than happy to pop out and see you, for a free, no-obligation valuation and chat :)

The Location

Discover Mousehole: A Picture-Perfect Cornish Haven

Nestled on the rugged southwest coast of Cornwall, Mousehole (pronounced "Mowzel") is a storybook fishing village where time seems to slow down. With its narrow, winding streets, honey-hued granite cottages, and a picturesque harbour that twinkles with lights at Christmas, it's easy to see why Dylan Thomas called it "the loveliest village in England."

The village is perfect for those who love the outdoors, with stunning coastal path walks offering breathtaking sea views, while artists and photographers are drawn here for the ever-changing light and dramatic landscapes. The calm waters of the harbour make it ideal for paddleboarding and kayaking, while keen cyclists can take on the rolling Cornish countryside.

Despite its quiet charm, Mousehole is well connected. It's just three miles from Penzance, where you'll find larger supermarkets, a hospital, and a mainline train station offering direct services to London Paddington. St Ives is around a 30-minute drive—perfect for a day out exploring art galleries and sandy beaches. For those needing to travel further afield, Newquay Airport is about an hour's drive away, providing flights to major UK cities and some European destinations.

Families will find excellent local schools, with Mousehole Primary School in the village itself and a range of secondary options in nearby Penzance. Food lovers will be spoilt for choice, with cosy pubs and seafood restaurants serving up the freshest local catch.

If you dream of living by the sea, where the sound of waves is your morning alarm and a stroll along the harbour is part of daily life, Mousehole offers an unbeatable setting. Whether you're an artist inspired by the landscape, a retiree looking for tranquillity, or a family wanting a friendly coastal community, this hidden gem has something for everyone.

Useful Information

Council Tax Band - D

EPC Rating 37F (Potential 77C)

Property Type: Semi-detached

Services: Mains electricity, water & drainage. LPG central heating.

Parking: Driveway with carport

Broadband: Broadbandspeedchecker.co.uk suggests that Vodafone, Onestream, Rebel, BT, and Origin might offer services in this postcode, with an estimated top speed of 74mb.

Phone: According to Ofcom Mobile Checker Three are likely to have limited voice and data reception indoors, whilst outdoors EE and Three are likely to have voice and data coverage. Owner says there are occasional pockets of signal by back door and primary bedroom.

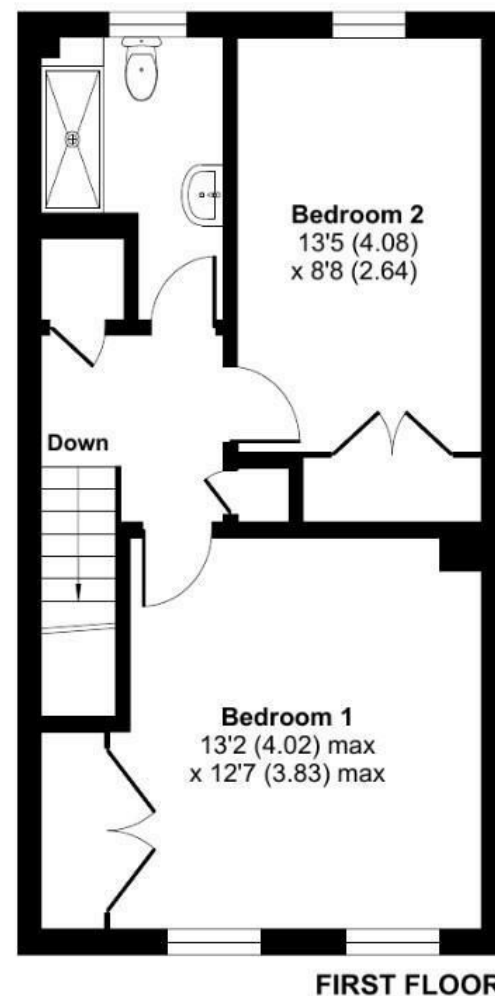
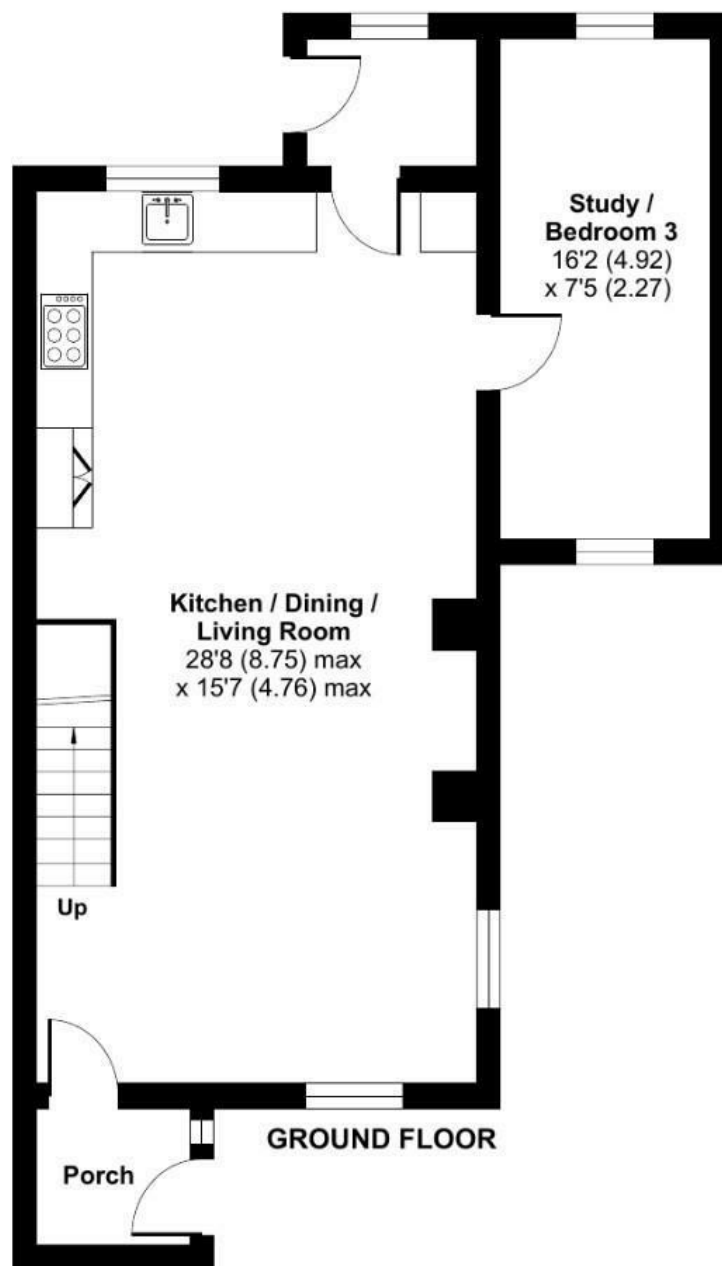
Construction: Cavity block



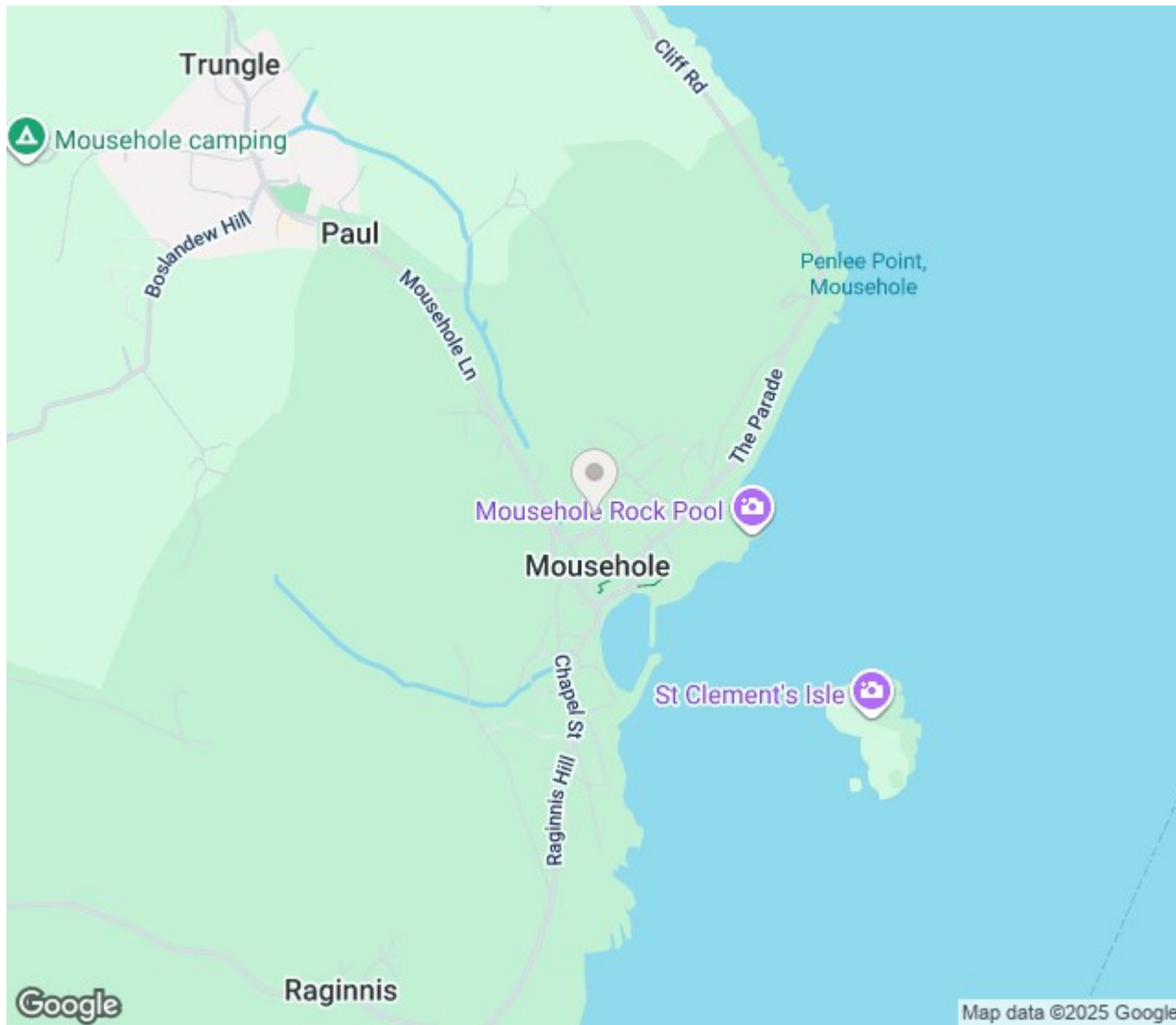
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Approximate Area = 1090 sq ft / 101.2 sq m

For identification only - Not to scale







ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E		
(21-38) F	37	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.