

- Cute Two Double Bedroom Cottage
- Idyllic Location in Paul, near Mousehole
- Two External Storage Sheds
- Good-Size Living Accommodation
- Loaded with Character Features
- No Onward Chain / Chain Free
- Partial (uPVC) Double Glazing
- EPC - E

Description

Part of a very pretty little terrace in the desirable village of Paul near Mousehole, is this charming cottage.

The sitting room has all of the character features you come to expect from such a chocolate-box cottage: multi-fuel stove upon a tiled hearth, open stairs rising to the first floor and exposed beams. Either side of the fireplace are two alcoves, and there is a useful, built-in storage solution under the stairs.

An L-shaped range of units and worktops make good use of the space in the kitchen, while also allowing space for a small kitchen table and offers access to the rear where there are two granite-built storage sheds.

At the front and upstairs, is a very quirky master bedroom with beautiful dark wooden floorboards and two alcoves. Next door is a more regular, double bedroom with some fitted shelves and a uPVC double glazed window to the rear. The family bathroom completes upstairs with an airing cupboard that houses shelves and a hot water immersion tank.

The property has been residential let for many years, and has been much-loved - a desirable place in which to live.



Ground Floor

Kitchen/Diner - 10' 2" x 11' 0" (3.1m x 3.36m) Range of base units topped with laminate worktops and a stainless steel sink and drainer with a glass top. Fitted shelves and tiled splashbacks. Space for a freestanding oven. Exposed beams. Timber, glazed door leading to rear. Tiled floor.

Sitting Room - 13' 8" x 10' 8" (4.19m x 3.26m) Two alcoves, exposed beams, window seat under timber, single glazed window. Multi-fuel stove (in need of repair) on tiled hearth. Stairs rise in one corner with built-in understairs storage.



First Floor

Master Bedroom - 13' 8" x 11' 8" (4.17m x 3.57m) Good size, though irregular shape double bedroom with original timber floorboards, two alcoves and a timber single glazed window to front. There is a built-in shelf area over the stairs that would be useful storage, but not usable floor space.

Bedroom 2 - Double bedroom with painted floorboards and uPVC double glazed window to rear.

Bathroom - 10' 2" x 4' 8" (3.1m x 1.44m) Suite comprises bath with electric shower over, wash basin and low-level WC. Airing cupboard housing immersion tank and shelving. Painted floorboards. uPVC double glazed window (obscured).



Exterior

Shed 1 - 5' 9" x 7' 8" (1.77m x 2.35m) Granite built shed with corrugated tin roof.

Shed 2 - 5' 10" x 6' 3" (1.78m x 1.93m) Granite built shed with felt roof.

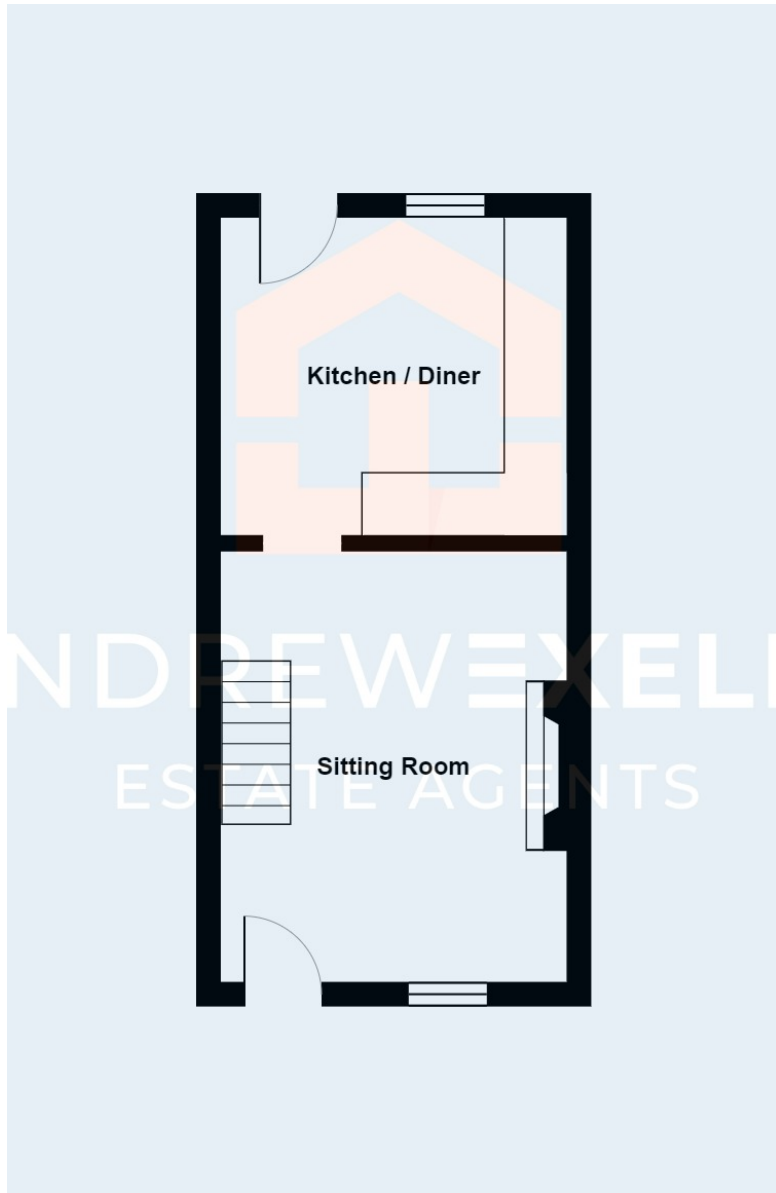
Exterior - With no garden of its own, there is a small space at both the front and rear of the cottage where neighbouring properties have placed bench seats and/or bistro sets.

AGENTS NOTES - ELECTRICITY: Mains

WATER: Mains

DRAINAGE: Mains







Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		