



# LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA10346

Guide £750,000

Penlee Point,  
Cliff Road, Mousehole, Penzance, Cornwall, TR19 6QT

**FREEHOLD**



**Coastal redevelopment opportunity – cash buyers only.**

Enjoying sensational, uninterrupted panoramic views from St Michael's Mount, across Mounts Bay to St Clements Isle to the south. A superbly positioned and prominent detached 1930s house in gardens and grounds of just over  $\frac{1}{4}$  of an acre, with driveway parking, detached garage and workshop. Only a short level walk from the ever popular and highly sought after village of Mousehole.



View from roof terrace







### **SUMMARY OF ACCOMMODATION**

**Ground Floor** Entrance hall, drawing room, living room, dining room, kitchen, sun room.

**First Floor** 3 bedrooms and family bath/shower room.

**Outside** Just over ¼ of an acre of sloping and terraced gardens including a workshop, large plant shed, roof terrace and multiple sitting out areas. Single detached garage.

### **AGENT'S NOTE**

Lillicrap Chilcott bring to the attention of potential purchasers that our clients have undertaken a concrete screening test on Penlee Point, and as such the property has been classified as Class C Mundic and therefore considered unmortgageable. We are therefore inviting interest from cash buyers only. A copy of the concrete screening test can be provided upon request.

### **DESCRIPTION**

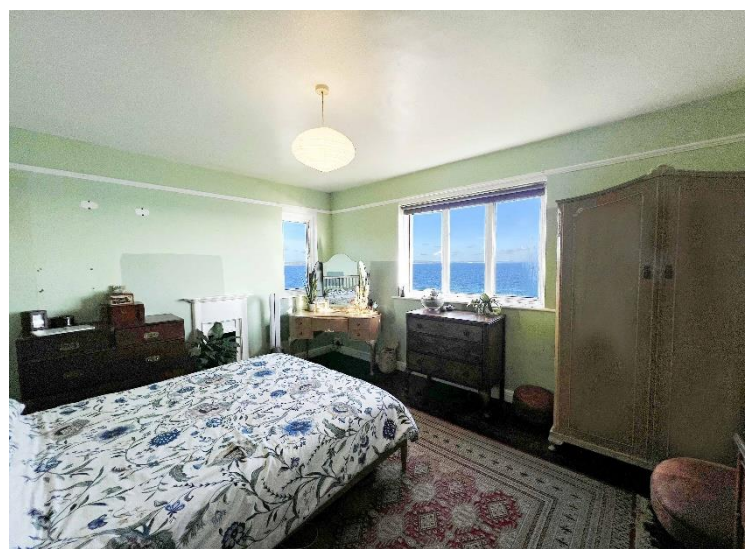
An opportunity to acquire an elevated, prominent, detached house of good proportions in an awe inspiring position facing south east across Mounts Bay with the views from St Michael's Mount to St Clements Isle.

Penlee Point, we believe was built in the 1930s and comprises a spacious and versatile three double bed roomed, three reception roomed accommodation with incredible far reaching and panoramic views from both the ground and first floors.



Located on Cliff Road and only a short level walk into the village of Mousehole, Penlee Point has driveway parking for up to 5 vehicles along with a detached garage with roof terrace and further detached workshop. The gardens and grounds are tiered, they back onto mature woodland and provide ample space with numerous sitting out terraces.

**Opportunities to create new coastal houses in such locations are becoming ever increasingly hard to find, therefore a viewing is wholeheartedly recommended by the vendor's sole agent.**





## **LOCATION**

Penlee Point is located on Cliff Road which enters into Mousehole in a prominent and elevated position.

Mousehole is an extremely sought after, charismatic, classic south Cornish fishing village set around a sandy harbour with thick walls protecting the beach and moored boats as well as giving shelter, creating a real suntrap. The village is a stunning collection of beautiful period fisherman's cottages and houses scattered around the harbour and the quaint twisting streets behind. The village is also famed for its harbour Christmas lights and Stargazy Pie! and also plays host to a number of extremely well regarded restaurants and public houses.



Slightly further to the south west is Lamorna Cove and valley, famed for its potteries and beyond this is beautiful Porthcurno with the world renowned cliff top Minack Theatre perched above it. The area is scattered with delightful coves prime for scuba diving and snorkelling. Rugged cliff top walks allow for fantastic adventures with both the north and south coast providing a huge variety of watersports activity, including windsurfing, dinghy sailing, standup paddleboarding, surfing and more.

Around a mile along the coastal road to the north east are the towns of Newlyn and Penzance which is regarded as the capital of West Cornwall, with excellent services. Newlyn is famed for its art galleries, fishing fleet and fish market, whilst Penzance has a much broader range of shopping facilities with local and national retailers in the heart of the town and several supermarkets on the outskirts. Penzance also has private and secondary school education facilities, a hospital, mainline railway terminus (Paddington around 5½ hours) and a ferry service to the Isles of Scilly.



## **GENERAL INFORMATION**

**VIEWING** Strictly by prior appointment through: Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. E-mail: sales@lillicrapchilcott.com.

**POST CODE** TR19 6QT.

**SERVICES** Mains water, drainage and electricity.

**COUNCIL TAX BAND** D (see [www.mycounciltax.org.uk](http://www.mycounciltax.org.uk)).

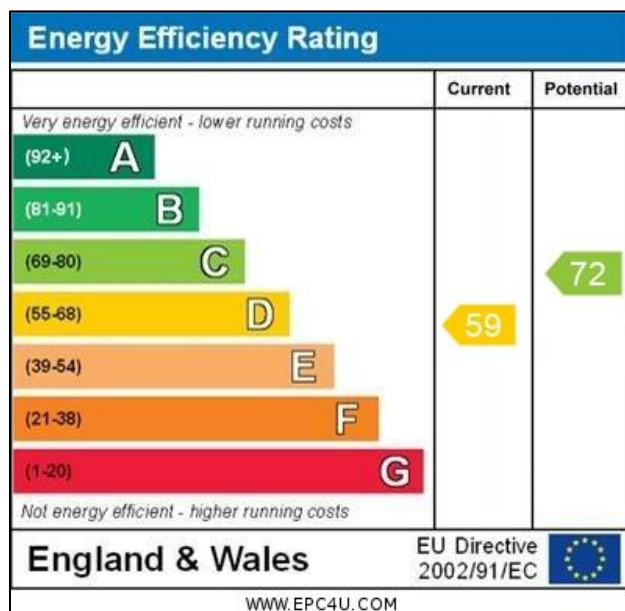
**DIRECTIONS** From Newlyn, follow Fore Street which then leads onto Cliff Road. Follow Cliff Road for just under 2 miles where you will find Penlee Point on your right hand side marked by our for sale board. There are 2 parking areas for Penlee Point, the first of which is the slipway immediately in front of Penlee Point. The second can be found by taking a right off Cliff Road onto Cliff Lane and then taking the first right hand turn down a lane connecting to Penlee Point's garage.

**AGENT'S NOTE** The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy.

**OFFICE OPENING HOURS** Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**

## **THE PROPERTY OMBUDSMAN**

Approved Redress Scheme



**Not to scale – for identification purposes only.**

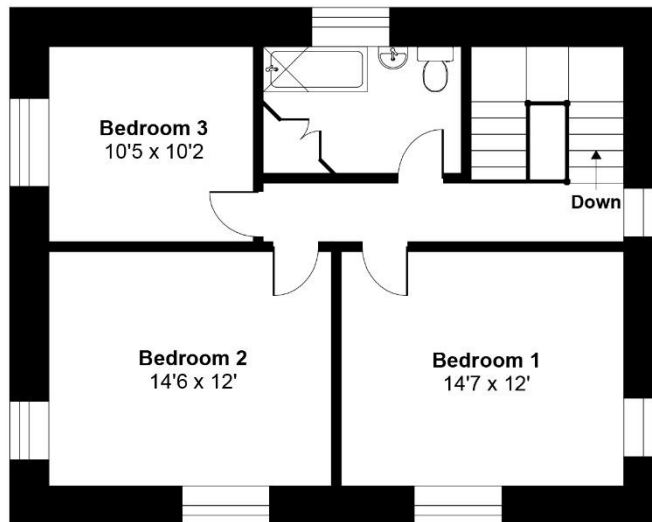
## Cliff Road, Mousehole, Penzance

Approximate Area = 1595 sq ft / 148.2 sq m

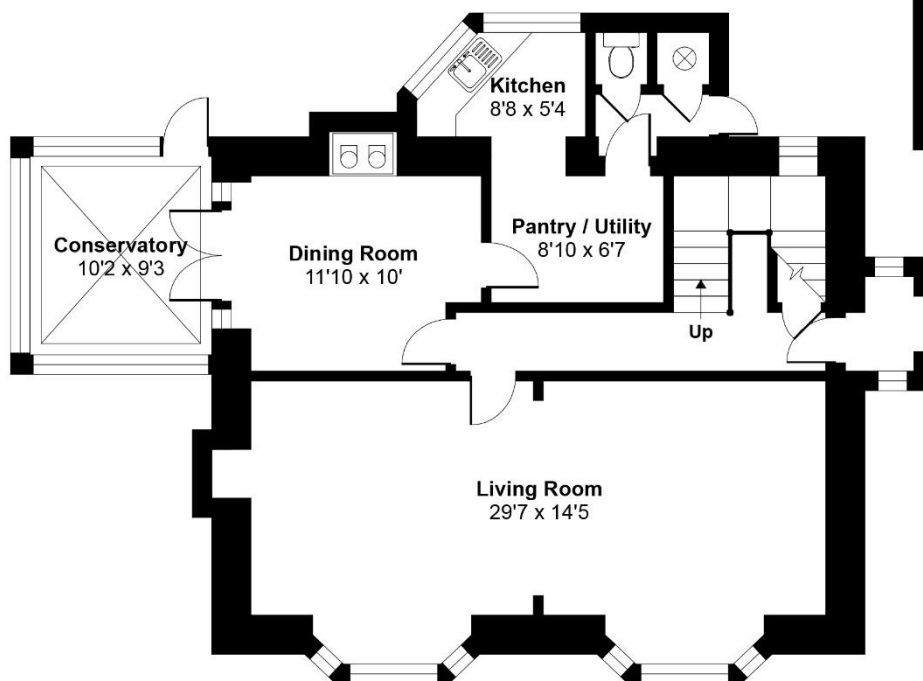
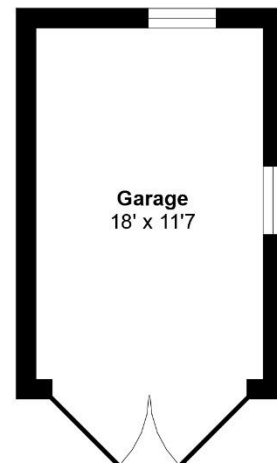
Garage = 210 sq ft / 19.5 sq m

Total = 1805 sq ft / 167.7 sq m

For identification only - Not to scale



**FIRST FLOOR**



**GROUND FLOOR**



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Lillcrap Chilcott. REF: 1216803



**Not to scale – for identification purposes only.  
For reference only, not to form any part of a sales contract.**





