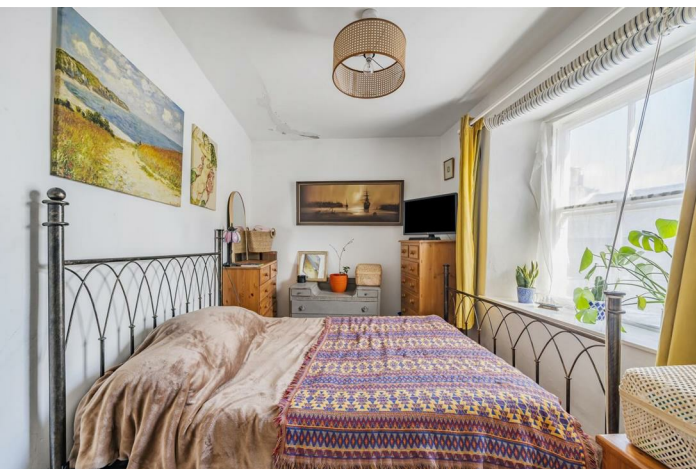


7 Jack Lane
Newlyn, TR18 5HZ







7 Jack Lane Newlyn, TR18 5HZ

Situated in the picturesque and sought after village of Newlyn, this charming terraced cottage on Jack Lane offers a delightful blend of character and history. Once a fisherman's cottage, the property boasts a rich heritage that adds to its unique appeal. With two good size bedrooms, this home is perfect for those looking for a charming home or retreat in a wonderful location. The cottage is situated in a historic position within the town, allowing residents to immerse themselves in the local culture and community. The convenient location means that essential amenities, shops, and the stunning coastline are all within easy reach, making it an ideal spot for both relaxation and exploration. Inside, the property features a cosy log burner, creating a warm and inviting atmosphere during the cooler months. This charming feature not only enhances the character of the home but also provides a perfect setting for gatherings with family and friends. This delightful cottage is a rare find in Newlyn, combining historical charm with modern convenience. Whether you are looking for a permanent residence or a holiday home, this property is sure to capture your heart. Don't miss the opportunity to make this enchanting cottage your own.



The Mather Partnership, 25, Meneage Street, Helston. 1 The Old Gas Works, Hayle,
Tel: 01326 565016 | hello@thematherpartnership.co.uk | www.thematherpartnership.co.uk

Guide price - £230,000

Location

Newlyn, a charming fishing village in Cornwall, is renowned for its bustling harbour and vibrant arts scene. Located near Penzance, it offers picturesque coastal views and a rich maritime history. Visitors can enjoy fresh seafood, explore local galleries, and experience the unique blend of tradition and creativity that defines this quaint village.

Accommodation

Entrance hall
Lounge dining room

Kitchen
Shower room
Bedroom
Bedroom

Services

Mains water, electricity and drainage. Freehold tenure.

Council Tax Band- A

What3Words

///excusing.sudden.sitting





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		37	76
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Anti Money Laundering Regulations – Purchasers

It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

Proof of Finances

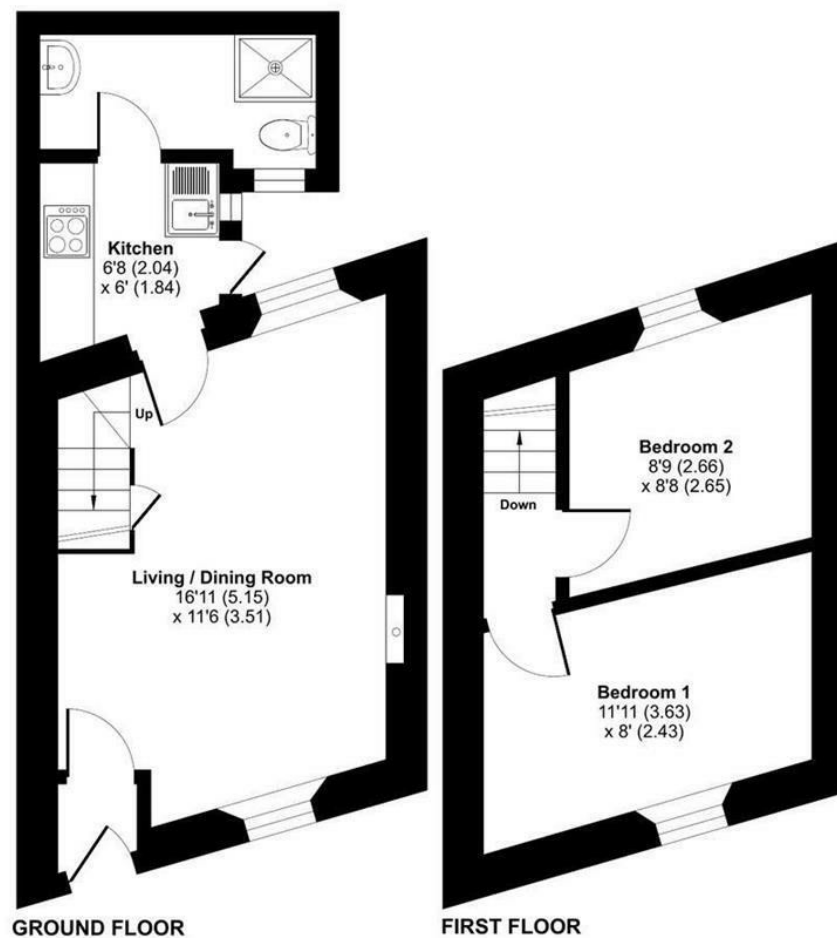
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.



Jack Lane, Newlyn, Penzance, TR18

Approximate Area = 495 sq ft / 45.9 sq m

For identification only - Not to scale



The Mather Partnership advises that whilst we endeavour to ensure that our sales particulars are accurate and they are produced in good faith, they are produced as a general guide only and do not constitute any part of a contract. If there is any aspect of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. No person in the employment of this company has any authority to give any representation of warranty in relation to the property. Please note that none of the services, appliances, heating, plumbing or electrical installations have been tested by the selling agent. Also, if double glazing has been mentioned, the purchaser is strongly advised to satisfy themselves as to the amount of double glazed units in the property.

