



Stonecrop Cottage, Paul, Penzance,
Cornwall, TR19 6UD







STONECROP COTTAGE, PAUL, PENZANCE, CORNWALL, TR19 6UD

£235,000 FREEHOLD

- * TWO BEDROOMS * LOUNGE/DINING ROOM * KITCHEN *
- * GROUND FLOOR BATHROOM * TERRACE GARDEN TO FRONT *
- * PERIOD FEATURES THROUGHOUT * IDEAL FIRST TIME BUY OR INVESTMENT *
- * CENTRAL VILLAGE LOCATION * CLOSE TO MOUSEHOLE *
- * EXCELLENT OPPORTUNITY * VIEWING RECOMMENDED *
- * EPC = TBC * COUNCIL TAX BAND = B *

A chance to acquire a charming two bedroom terraced cottage, located in the centre of the popular village of Paul, on the outskirts of the famous fishing village of Mousehole and only a short drive to the main town of Penzance and Newlyn. The property has much charm and character throughout with well proportioned accommodation, which would make an ideal first time buy, holiday home or investment. Stonecrop Cottage has easy to maintain accommodation which really needs to be viewed internally to appreciate to the full and we recommend an early appointment. Paul village is located on the outskirts of Mousehole with access to surrounding countryside and coastal footpath and we recommend an early viewing.

Entrance door to:

LOUNGE/DINING ROOM: 19' 4" x 11' 7" (5.89m x 3.53m) Impressive granite fireplace, double glazed window to the front, understairs area, TV point, beamed ceiling, night storage radiator.

KITCHEN: 6' 9" x 6' 6" (2.06m x 1.98m) Inset sink with cupboards below, solid wood worksurfaces, range of built in wall and base units, built in oven, four ring hob and extractor hood over, tiled flooring, plumbing for washing machine, double glazed door to rear courtyard.

BATHROOM: White suite comprising panelled bath with shower over, pedestal wash hand basin, low level WC, complementary wall tiling, electric radiator.

Stairs from lounge/diner to:

FIRST FLOOR LANDING: Night storage radiator, access to roof space housing hot water cylinder.

BEDROOM ONE: 12' 7" x 10' 0" (3.84m x 3.05m) Double glazed window with views towards Paul Church.

BEDROOM TWO: 9' 3" x 8' 9" (2.82m x 2.67m) Double glazed window to rear with views to open fields beyond.

OUTSIDE: To the front of the property is a walled garden and to the rear a small courtyard.

SERVICES: Mains water, electricity and drainage.

DIRECTIONS: Via "What3Words" app: [///whirlwind.legwork.visits](https://www.what3words.com/whirlwind.legwork.visits)

AGENTS NOTES: We understand from Openreach website that Fibre to the Cabinet Broadband (FTTC) is available to the property. We tested the mobile phone signal for Vodafone which was intermittent. The property is built of granite under a tiled roof.

MARSHALL'S PARK LANE OFFICE: 0207 0791476

LOCAL AUTHORITY: Cornwall Council, St. Johns Hall, Alverton Street, Penzance, Cornwall, TR18 2QW TEL (0300 1234171)

ANTI MONEY LAUNDERING REGULATIONS: It is a legal requirement that we receive verified I.D. from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

PROOF OF FINANCE: Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.

For clarification we wish to inform the prospective purchaser(s) that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters, which are likely to affect your decision to buy, please contact us before viewing this property.

Penzance
01736 360203

Mousehole
01736 731199

Carbis Bay
01736 795040

Camborne
01209 715672

Hayle
01736 756627

Lettings
01736 366778



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