



ROHRS & ROWE

Upper Chandlers  
Cottage  
Regent Terrace  
Mousehole  
TR19 6TH

- Three-bedroom maisonette.
- Approximately 1135 sq ft of accommodation
- Elevated position within the village
- Open-plan and stylish kitchen, dining and living space
- Two bay windows with views across Mount's Bay
- Principal bedroom with en-suite shower room
- Separate family bathroom with bath and shower
- Decked terrace with glass balustrade and sea views
- Period details including exposed floorboards, granite fireplace and exposed roof timbers
- EPC E



ROHRS & ROWE



A CHARACTERFUL 3 BEDROOM MASONETTE COTTAGE IN THE HEART OF MOUSEHOLE WITH GENEROUS, LIGHT-FILLED ACCOMMODATION, COMBINING TRADITIONAL FEATURES WITH A MINIMALIST CONTEMPORARY FINISH.



## PROPERTY

Upper Changers Cottage is a characterful three-bedroom home with generous, light-filled accommodation, combining traditional features with a simple contemporary finish.

Exposed floorboards, granite and roof timbers give the interiors a strong sense of the building's origins, while the open-plan living spaces and sea-facing windows create a notably bright and spacious feel. Set in the heart of Mousehole, the property is just a short walk from the harbour, beaches and village amenities.

The principal living space is an generous open-plan kitchen, dining and sitting room extending to approximately 26'2" at its longest point. Two bay windows face across the village towards Mount's Bay, while the room retains exposed timber floorboards and a whitewashed granite fireplace fitted with a cast-iron multi-fuel stove. The adjoining kitchen has a range of fitted units, solid oak work surfaces and integrated cooking appliances.

Also on this level are bedroom two and the main bathroom, which includes both a panelled bath and separate double shower. Stairs lead to the principal bedroom, where exposed roof timbers and a pitched ceiling are complemented by an en-suite shower room and direct access onto the decked terrace.

Bedroom three is separately approached via a spiral staircase from the living area and also opens onto the terrace. Positioned between the two upper bedrooms, the terrace has a glass balustrade and views across the rooftops towards Mount's Bay.





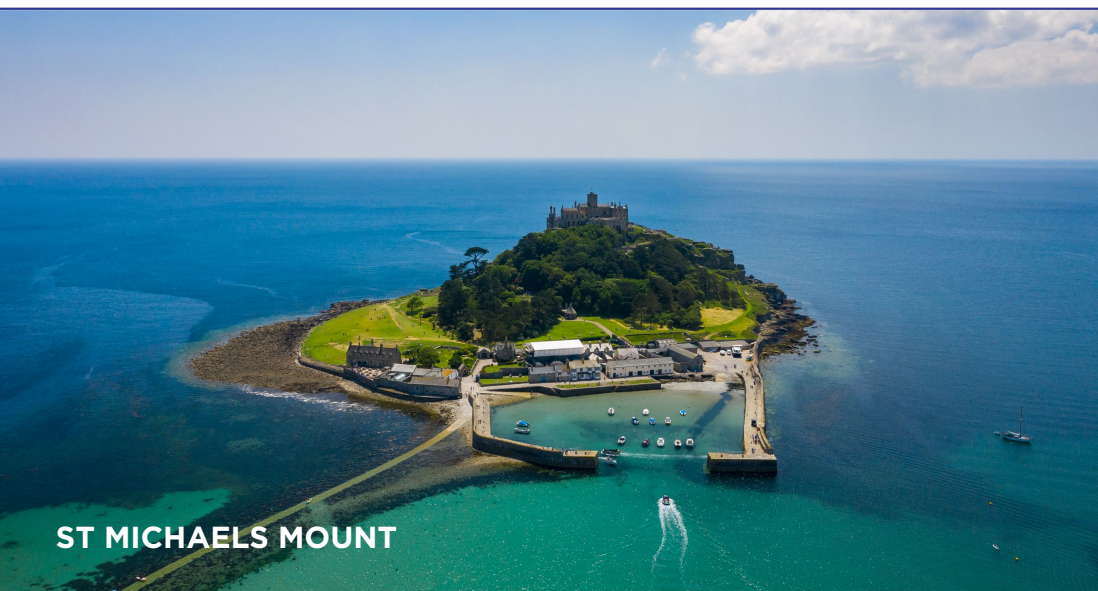




**MOUSEHOLE HARBOUR**



**ST IVES**



**ST MICHAELS MOUNT**



**FALMOUTH**

#### **LOCATION**

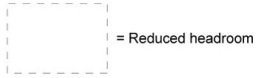
Idless has for many years been the favoured location for those wanting to be very close to the amenities provided by Truro but preferring country life. The hamlet is very compact, nestled in the valley along the edge of the River Allen, which is one of the three rivers by which Truro is defined (Truro in Cornish means three rivers). Idless is renowned for its wonderful wood-land, ideal for walks and jogging. Truro has a very extensive range of shops and facilities, including many sports clubs, two golf courses and the County's leading business facilities. A short distance away Malpas is a popular local spot to keep a boat with Mylor harbour 11 miles away offering fabulous facilities for the keen sailor.

#### **DISTANCES**

Idless Woods: 0.75 mile • Truro: 1.35 miles • Treliske Hospital: 3 miles • Malpas: 3.5 miles • St Agnes: 7.5 miles • Mylor Harbour: 11 miles • Falmouth: 12.5 miles • Newquay Airport: 18 miles

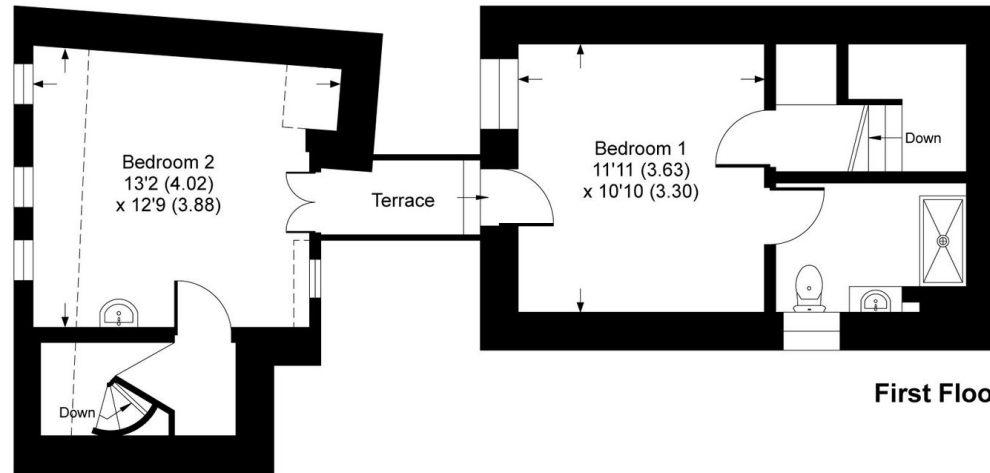




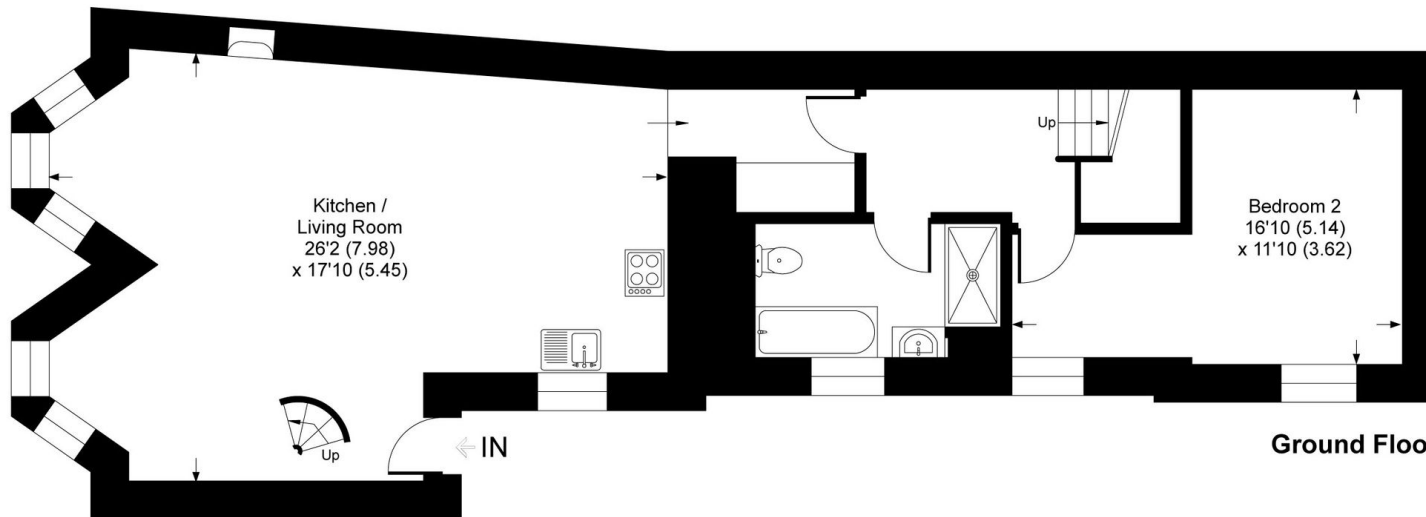


## Upper Chandlers Cottage, TR19

Approximate Gross Internal Area = 105.4 sq m / 1135 sq ft  
(excludes restricted head height)



**First Floor**



**Ground Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
Produced by Devon Property Photography for Rohrs & Rowe



**Services:** Mains water, electricity & drainage. Electric room heaters.

**Directions:** What3words: ///tutored.sparkle.forkful

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**ROHRS & ROWE**

**TELEPHONE** 01872 306 360

**EMAIL** [Info@RohrsAndRowe.co.uk](mailto:Info@RohrsAndRowe.co.uk)

**WEBSITE** [www.RohrsAndRowe.co.uk](http://www.RohrsAndRowe.co.uk)

