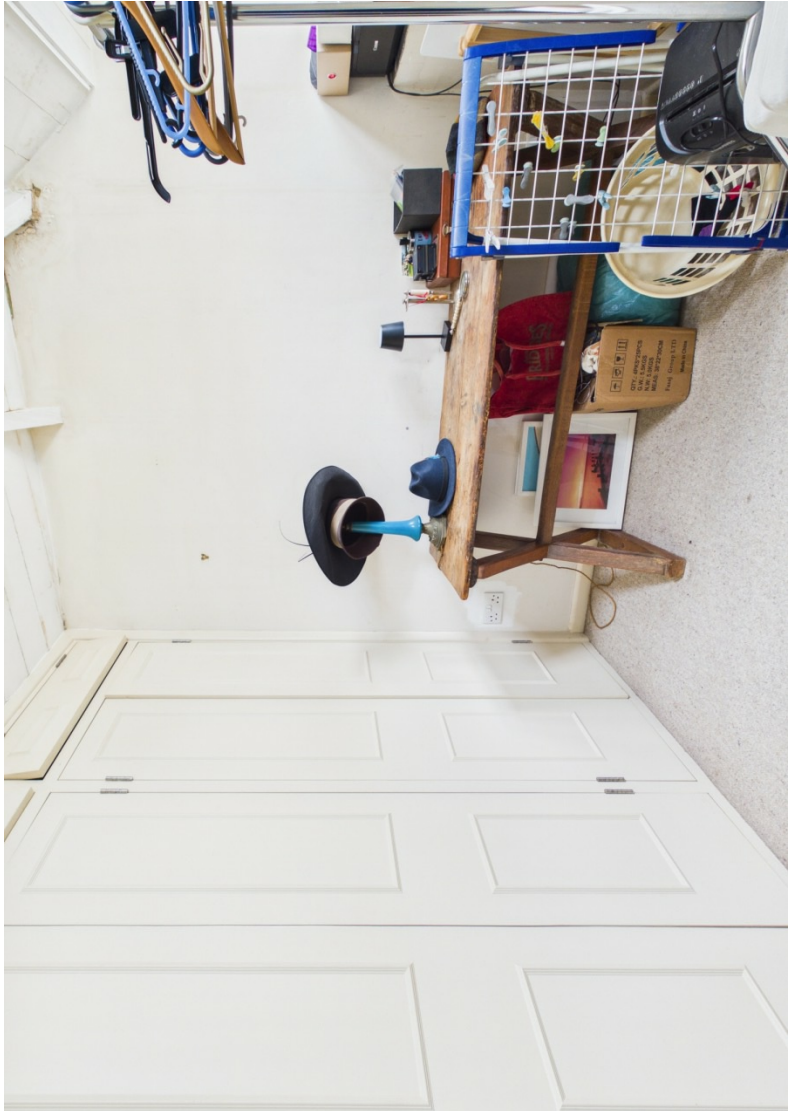




Ambrose, Chapel Street,
Mousehole, Penzance, Cornwall,
TR19 6SB







AMBROSE, CHAPEL STREET, MOUSEHOLE, PENZANCE, CORNWALL, TR19 6SB

GUIDE PRICE £600,000 FREEHOLD

- * **THREE BEDROOMS * EN SUITE SHOWER ROOM TO MASTER BEDROOM ***
- * **SEA VIEWS * 23FT KITCHEN/DINER * 24FT LIVING ROOM ***
- * **MANY PERIOD FEATURES * GOOD DECORATIVE ORDER THROUGHOUT ***
- * **IDEAL FAMILY OR HOLIDAY HOME * CENTRAL LOCATION ***
- * **ENCLOSED COURTYARD TO THE FRONT ***
- * **TERRACE GARDENS TO REAR WITH LOVELY SEA VIEWS TO ST MICHAEL'S MOUNT ***
- * **PROPANE GAS CENTRAL HEATING ***
- * **SHORT STROLL TO THE HARBOUR, SANDY BEACHES AND MOST AMENITIES ***
- * **NO ALLOCATED PARKING * EPC = F * COUNCIL TAX BAND = B ***
- * **APPROXIMATELY 101 SQUARE METRES ***

A rare opportunity to acquire an extremely well presented three bedroom character cottage, located in a quiet area in the centre of Mousehole and therefore, within a short stroll of most amenities.

The property has deceptive spacious accommodation over two floors with much charm and character throughout and quality fixtures and fittings. Ambrose is an ideal family home with spacious accommodation, which has been well cared for by the present vendor and really needs to be viewed internally to appreciate to the full.

A particularly attractive feature is the enclosed and private gardens to the rear, which are terraced with an array of tropical plants and shrubs, leading to a raised decked area with glass balustrade and lovely sea views over Mounts Bay to St Michael's Mount and beyond.

Mousehole is a popular village with a good selection of amenities and Ambrose is only a short stroll to the harbour with its sandy beach. Due to the popularity of properties such as this we recommend an early appointment.

Entrance door to:

ENTRANCE HALL: Tiled flooring, understairs cupboard and openplan to:

KITCHEN/DINER: 23' 0" x 10' 7" (7.01m x 3.23m) Inset stainless steel sink with waste disposal and cupboards below, extensive range of bespoke fitted wall and base units, solid wood worksurfaces, built in oven, four ring hob and extractor hood, integrated fridge, freezer and dishwasher, pull out ladder unit, tiled flooring, sunken spotlights, two radiators, walk in cupboard with wall mounted propane gas combi central heating boiler and plumbing for washing machine.

LIVING ROOM: 20' 0" x 14' 9" narrowing to 11' 6" (6.10m x 4.50m narrowing to 3.51m)
Into bay window. Open fireplace set on a raised hearth, built in bookcase, sunken spotlights, TV point, two radiators and double casement doors to front terrace.

Stairs from entrance hall to:

FIRST FLOOR LANDING: Radiator, access to roof space via pull down ladder and door to garden.

BEDROOM ONE: 12' 6" x 12' 6" (3.81m x 3.81m) Exposed A frames, sea views to Mount's Bay, built in wardrobe, radiator.

EN SUITE SHOWER ROOM: White suite comprising double size shower cubicle with chrome fittings, vanity unit wash hand basin and cupboards below, low level WC, tiled flooring, chrome towel rail.

BEDROOM TWO: 10' 4" x 8' 7" (3.15m x 2.62m) Sea views to Mount's Bay, built in cupboard, panelled ceiling, radiator. Double glazed window and Juliet balcony to front.

BEDROOM THREE: 8' 10" x 7' 0" (2.69m x 2.13m) Up to a full range of built in wardrobes, panelled ceiling, radiator.

SHOWER ROOM: White suite comprising double size shower cubicle, vanity unit wash hand basin with cupboards below, low level WC, chrome towel rail.

OUTSIDE: Enclosed terraced gardens with an array of tropical plants and shrubs leading up to a raised decked area having lovely panoramic sea views over Mount's Bay to St Michael's Mount and beyond. To the front of the property is a terrace area, which again offers privacy and pedestrian access.

SERVICES: Mains water, electricity, drainage and propane gas heating.

DIRECTIONS: Via "What3Words" app: ///ties.pinging.knee

AGENTS NOTES: We understand from Openreach website that Full Fibre Broadband (FTTP) is available to the property. We tested the mobile phone signal for Vodafone which was intermittent. The property is built of ??

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
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