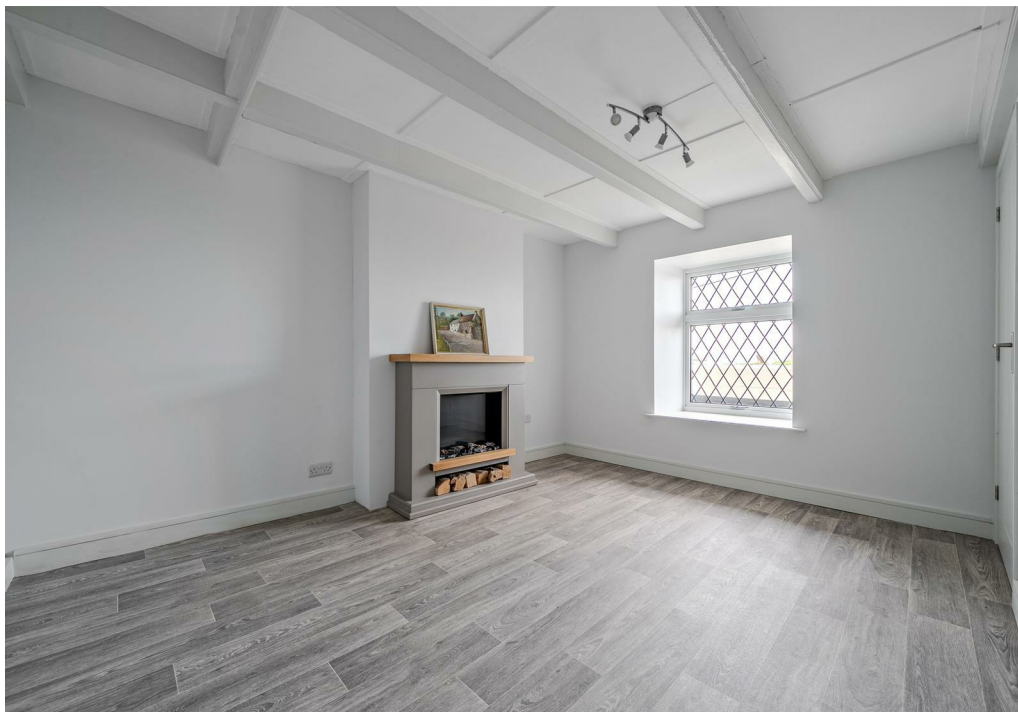




2 Pembroke Cottages







2 Pembroke Cottages

Fore Street, Newlyn, Penzance, Cornwall, TR18 5JU

Mousehole 2 Miles, Penzance 2 Miles.

A superbly positioned coastal cottage has been extensively renovated, enjoying far reaching views across Mounts Bay on the outskirts of Newlyn and a short walk to Mousehole.

- NO ONWARD CHAIN
- Parking
- Waterside Location
- 2 Bedrooms
- Freehold
- Extensively Renovated
- Garden
- Sea Views
- EPC C
- Council Tax Band C

Guide Price £360,000

Stags West Cornwall

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The London Office

40 St James's Place, London, SW1A 1NS

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SITUATION

Occupying a prime waterfront location, this property boasts breathtaking panoramic views over Mounts Bay, with the picturesque skyline of Penzance in the distance. The dynamic coastal scenery and the daily comings and goings of the local fishing fleet lend the home an unmistakable maritime charm.

Nestled in the heart of Newlyn—a lively village steeped in fishing tradition and artistic flair—residents enjoy access to a vibrant community. The village is home to one of the UK's finest fresh fish markets, alongside a variety of local shops including a Co-op, butcher, bakery, pharmacy, and more. A beloved local greengrocer offers an array of seasonal produce, and no trip to Newlyn is complete without indulging in a scoop of the iconic Jelbert's ice cream, treasured by both residents and tourists. Newlyn's creative energy is evident in its many independent art galleries and acclaimed eateries, cementing its status as a cultural and culinary destination on Cornwall's coast. Situated on the outskirts of the vibrant fishing village of Newlyn and within a short walk of the historic and picturesque village of Mousehole, the property enjoys a highly desirable coastal setting.

Well-served by public transport, Newlyn offers easy connections to nearby Penzance and the charming harbour village of Mousehole.

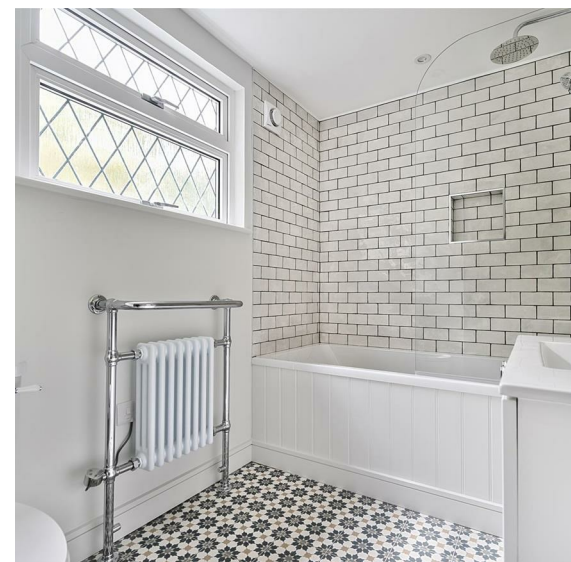
THE PROPERTY

This beautifully presented semi-detached character cottage has been comprehensively renovated throughout and now offers a superb standard of finish, creating an exceptional turn key coastal home ready for immediate enjoyment.

The accommodation includes two generous double bedrooms, both enjoying far reaching views across Mounts Bay, providing a wonderful coastal outlook from this charming home. At the heart of the property is a newly created open plan kitchen and dining space, finished to a high specification and designed for modern living. A stylish contemporary bathroom and a practical utility area further enhance the home's functionality and convenience. The first floor offers two spacious double bedrooms. One bedroom benefits from new carpeting, while the other features exposed wooden flooring, adding to the cottage's character. The principal bedroom is particularly charming, complete with country cottage style paneling, exposed beams, and wooden flooring, and both rooms enjoy lovely views across the bay.

Externally, the cottage benefits from off street parking, sea views, and a thoughtfully landscaped garden, which has become a standout feature of the property, perfect for relaxing, outdoor dining, and entertaining.

Overall, this is a superb example of a fully renovated character cottage, finished to a high standard throughout and offering a rare opportunity to acquire a beautifully presented turn key property in one of West Cornwall's most sought after coastal locations.





OUTSIDE

The property benefits from a well-designed terraced garden, primarily laid to lawn, which gently ascends to a spacious, paved patio area. This elevated spot makes the most of the home's exceptional position, providing a perfect vantage point to enjoy sweeping views across Mounts Bay. Ideal for al fresco dining, entertaining, or simply relaxing with a morning coffee or evening drink, the patio creates a tranquil outdoor retreat.

The layout of the garden not only enhances the sense of space and privacy but also beautifully complements the coastal setting, making it a true extension of the home's living area.

PLOT

The plot and garages next door have Planning permission granted.

For further information please visit Cornwall Council Planning PA24/07176 & PA24/00097

The Plot is also available to buy through Stags West Cornwall.

PARKING

The property offers off street parking to the side, with additional public parking meters away.

SERVICES

Mains water, electricity and drainage. New Electric heating to achieve a C-rated EPC.

Ultrafast Broadband Available - Ofcom. Mobile Phone Three, O2 Likely. EE & Vodafone Limited. - Ofcom.

Compliant with Current Letting Standards - Fire doors & Seals, Smoke Detectors and EPC C.

FURTHER WORK

Further work is due in the coming weeks, which includes roof upgrades to the main roof and complete replacement of the rear extension roof.

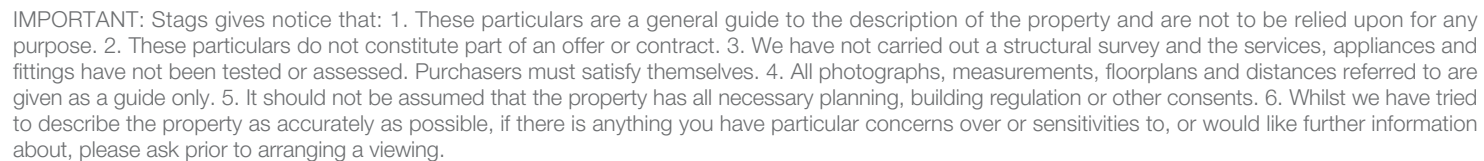
VIEWINGS

Strictly by prior appointment with Stags West Cornwall 01736 223222

DIRECTIONS

Leaving Penzance, head towards Newlyn and continue along the water's edge toward the harbour. As you pass the one way section on the outskirts of Newlyn towards Mousehole, 2 Pembroke Cottage will be evident on your right hand side.

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		72	79
England & Wales		EU Directive 2002/91/EC	



