



2 Grenfell Street, Mousehole,  
Penzance, Cornwall, TR19 6TA

4  
Sea  
Whisper

salt loof







**2 GRENFELL STREET, MOUSEHOLE, PENZANCE, CORNWALL, TR19 6TA**

**£350,000 FREEHOLD**

**\* TWO BEDROOMS \* TWO SHOWER ROOMS \***

**\* LIVING ROOM \* KITCHEN / DINING ROOM \***

**\* MANY PERIOD FEATURES \* GOOD DECORATIVE ORDER \***

**\* SUCCESSFUL HOLIDAY LET \***

**\* MAJORITY OF FIXTURES AND FITTINGS AVAILABLE BY SEPARATE NEGOTIATION \***

**\* SEA VIEWS OVER MOUSEHOLE VILLAGE TO ST CLEMENTS ISLE \***

**\* CENTRAL POSITION \* CONVENIENT FOR MOST AMENITIES \***

**\* EPC = E \* COUNCIL TAX = RATED FOR BUSINESS USE \***

**\* APPROXIMATELY 56 SQUARE METRES \* VIEWING RECOMMENDED \***

Lovely sea views over Mousehole village to St Clements Isle from the top floor of this extremely well presented two bedroom character cottage located in a conservation within this popular village and conveniently placed for most amenities.

The property has well proportioned living accommodation over three floors and has been well cared for by the present vendors and really needs to be viewed internally to appreciate to the full. The cottage has been a successful holiday let and the majority of fixtures and fittings can be made available by separate negotiation if anyone so wished. This is a fine example of a well kept cottage and we would highly recommend an early appointment.

**ENTRANCE VESTIBULE:** Glazed door to:

**KITCHEN / DINING ROOM:** 13' 0" x 12' 0" narrowing to 9' 0" (3.96m x 3.66m - 2.74m) Belfast sink with cupboard below, range of fitted base units, solid wood work surfaces, beamed ceiling, built in oven, touch control four ringed hob and extractor hood, integral Indesit washer/dryer, fridge and Smeg dishwasher, solid wood flooring, panelling to one wall, understairs storage cupboard, exposed granite wall, electric underfloor heating.

**SHOWER ROOM:** Double size shower cubicle with chrome fittings and glazed door, low level w.c. with concealed cistern, beamed ceiling, wash hand basin, sunken spotlights, heated towel rail, solid wood flooring.

**STAIRS FROM KITCHEN / DINER TO:**

**FIRST FLOOR**

**LIVING ROOM:** 15' 3" x 12' 8" (4.65m x 3.86m) Period style fireplace, beamed ceiling, exposed floorboards, built in cupboard, further built in cupboard with shelving over, tv point, night storage radiator, stable door to granite steps leading down to ground floor. Stairs to:

**SECOND FLOOR LANDING:** Exposed A frames, storage area.

**BEDROOM ONE:** 12' 3" x 9' 1" (3.73m x 2.77m) Sea views over Mousehole village to St Clements Isle and beyond, exposed floorboards, high pitched ceiling with exposed A frames, feature circular glazed windows, sunken spotlights, electric panel heater.

**BEDROOM TWO:** 9' 7" x 7' 3" (2.92m x 2.21m) High pitched ceiling with exposed A frames and feature circular windows, sunken spotlights, exposed floorboards, electric panel heater.

**SHOWER ROOM:** White suite comprising tiled shower cubicle with chrome fittings and glazed door, wash hand basin, low level w.c., tiled flooring, sunken spotlights.

**SERVICES:** Mains water, electricity (economy 7) and drainage. Hot water via an 'Oso' mains pressure electric tank.

**DIRECTIONS:** Via "What3Words" app: ///lofts.permanent.printers

**AGENTS NOTE:** 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 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



[www.marshallspz.co.uk](http://www.marshallspz.co.uk)