



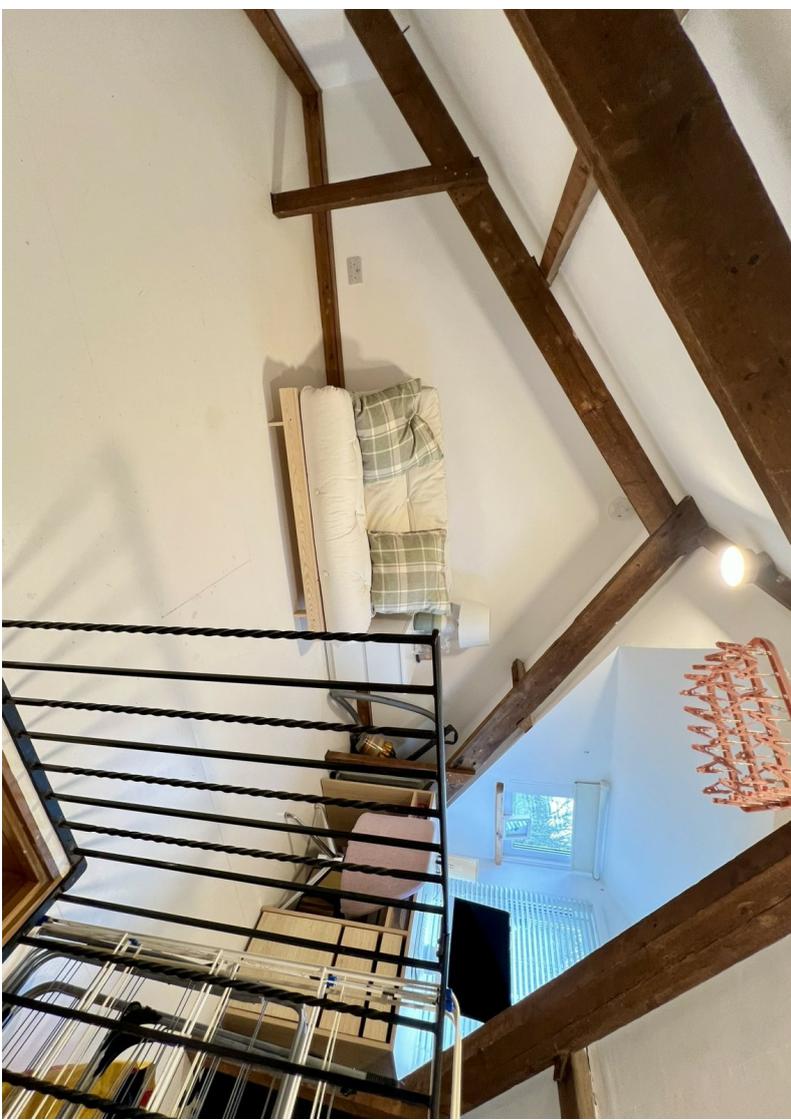
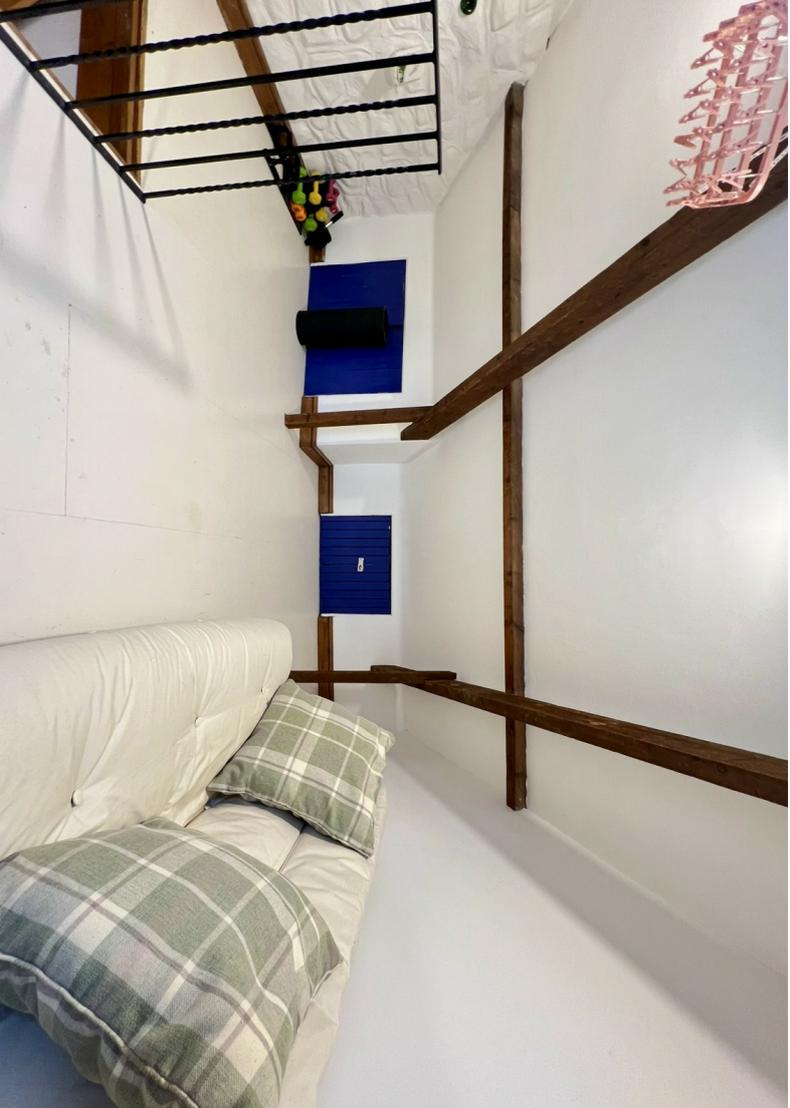
6 Lynwood Cottages, Mousehole  
Lane, Mousehole, Penzance,  
Cornwall, TR19 6TS



Marshall's  
ESTATE AGENTS







**6 LYNWOOD COTTAGES, MOUSEHOLE LANE, MOUSEHOLE, PENZANCE, CORNWALL, TR19 6TS**

**£350,000 FREEHOLD**

**\* TWO BEDROOMS \***

**\* USEFUL ATTIC SPACE WITH DOUBLE GLAZED WINDOWS AND SEA VIEWS \***

**\* CONSERVATORY/SUN LOUNGE \* LIVING ROOM \* KITCHEN/DINER \***

**\* MANY PERIOD FEATURES \***

**\* ENCLOSED LAWNED GARDENS WITH GOOD DEGREE OF PRIVACY \***

**\* MUCH CHARM AND CHARACTER THROUGHOUT \***

**\* IDEAL INVESTMENT, YOUNG FAMILY OR FIRST TIME BUY \* SOUGHT AFTER LOCATION \***

**\* ON STREET PARKING \* EXCELLENT OPPORTUNITY \* VIEWING RECOMMENDED \***

**\* EPC = E \* COUNCIL TAX BAND = B \* APPROXIMATELY 53 SQUARE METRES \***

A chance to acquire a charming two bedroom terrace cottage with a large useful attic space, which has been maintained by the present vendors to a good standard and is therefore for sale in good decorative order throughout which really needs to be viewed internally to appreciate to the full. The property has well proportioned living accommodation with entrance conservatory overlooking front garden living room and kitchen, two bedrooms to the first floor with bathroom and steps from the second bedroom into the attic room, which has sea views across Mount's Bay. The garden to the front is a particularly attractive feature, being secluded with well stocked flower borders being mainly laid to lawn. Lynwood Cottages are located within the popular fishing village of Mousehole and only a short stroll to the amenities there. The village of Paul is also only a short walk away. The property lends itself to a young family, first time buyer or investment opportunity to someone looking to purchase a holiday let in the area, occupying a popular position within the picturesque village of Mousehole and also conveniently located a short walking distance from the church village of Paul. We recommend an early appointment.

Double doors to:

**CONSERVATORY/SUN ROOM:** 13' 2" x 7' 5" (4.01m x 2.26m) Exposed floorboards, double glazed windows overlooking the gardens, glazed doors to:

**LIVING ROOM:** 12' 8" x 10' 5" (3.86m x 3.17m) Fireplace with slate hearth, exposed pine floorboards, beamed ceiling, built in cupboard feature, electric radiator. Stain glass door to:

**KITCHEN/DINER:** 10' 7" x 10' 7" (3.23m x 3.23m) Belfast sink unit with cupboards below, further base units, solid wood worksurfaces, built in oven and four ringed hob, useful understairs area, tiled flooring.

**REAR PORCH:** 4' 3" x 4' 0" (1.30m x 1.22m) Plumbing for a washing machine, UPVC double glazed door to rear.

Stairs from kitchen/diner to:

**FIRST FLOOR LANDING:**

**BEDROOM ONE:** 12' 7" x 9' 9" (3.84m x 2.97m) Double glazed sliding sash window to front, range of built in wardrobes with mirror doors (to remain), electric radiator.

**BEDROOM TWO:** 8' 7" x 5' 7" (2.62m x 1.70m) Up to the steps, which leads to the attic, double glazed sliding sash window, electric radiator.

**BATHROOM:** White suite comprising hip bath with shower over, low level WC, vanity unit, wash hand basin with cupboards below, built in airing cupboard housing hot water cylinder, double glazed window chrome towel rail.

Steps from bedroom two leading to:

**ATTIC:** 15' 8" x 11' 10" maximum (4.78m x 3.61m maximum) Restricted head high in places, UPVC double glazed bay window with lovely sea views to Mount's Bay, exposed A frame, eave storage cupboards.

**OUTSIDE:** To the front of the property is an enclosed garden, which is mainly laid to lawn, with high hedging which creates a good degree of privacy, flower borders, patio area and pedestrian access to front. To the rear of the property is a passageway which gives you pedestrian access round the rear of the terrace.

**SERVICES:** Mains water, electricity and drainage.

**DIRECTIONS:** Via "What3Words" app: [///skylights.translate.tutorial](https://www.what3words.com/skylights.translate.tutorial)

**AGENTS NOTE:** 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 slate roof. The property was fully rewired and had a new chimney in 2024.

**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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