

Corner Cottage, 1 Cherry Garden  
Street, Mousehole, Penzance,  
Cornwall, TR19 6RN



Marshall's  
ESTATE AGENTS

















**CORNER COTTAGE, 1 CHERRY GARDEN STREET, MOUSEHOLE, PENZANCE, CORNWALL, TR19 6RN**

**£250,000 FREEHOLD**

**\* SOME SEA VIEWS \* TWO BEDROOMS \* LIVING ROOM \* DINING ROOM \* KITCHEN \***

**\* GRADE II LISTED \* FIRST FLOOR BATHROOM \* PERIOD FEATURES \***

**\* IDEAL FOR A FAMILY \* CENTRAL POSITION \* CLOSE TO MOST AMENITIES \***

**\* SHORT STROLL TO THE HARBOUR \* EXCELLENT OPPORTUNITY \***

**\* VIEWING RECOMMENDED \* EPC = F \* COUNCIL TAX BAND = B \***

**\* APPROXIMATELY 54 SQUARE METRES \***

Centrally located two bedroom end of terrace character cottage, with sea views over Mount's Bay from the first floor, conveniently placed for most amenities. The property has well proportioned living accommodation, which makes an ideal first time buy and really needs to be viewed internally to appreciate its full potential. Cherry Garden Street is a popular area only a short stroll from the harbour and most amenities of the village. The main town of Penzance is approximately 4 miles away with a regular bus service. Due to the popularity of properties such as this we recommend an early appointment.

Entrance door to:

**LIVING ROOM:** 11' 8" x 10' 1" (3.56m x 3.07m) Window seat, sea glimpses, granite fireplace, tiled flooring, night storage radiator.

**DINING ROOM:** 9' 3" x 9' 0" (2.82m x 2.74m) Window seat, beamed ceiling, tiled flooring, understairs storage cupboard, electric radiator.

**KITCHEN:** 11' 7" x 5' 10" (3.53m x 1.78m) Stainless steel inset single drainer sink unit with cupboards below, wall and base units, worksurfaces, power points, built in oven and four ring hob, stable door to outside.

Stairs from dining room to:

**FIRST FLOOR LANDING:**

**BEDROOM ONE:** 11' 10" x 10' 1" (3.61m x 3.07m) Sea views over Mousehole village towards the Lizard and beyond, electric radiator.

**BEDROOM TWO:** 12' 4" x 8' 6" (3.76m x 2.59m) Wash hand basin, electric radiator.

**BATHROOM:** White suite comprising panelled bath with shower over, pedestal wash hand basin, low level WC, cupboard housing hot water cylinder.

**OUTSIDE:** Small flower bed to the front.

**DIRECTIONS:** Entering Mousehole from the Newlyn side, proceed through the village passing the Ship Inn on your right and around the right hand bend. Just after the Four Teas Cafe, Cherry Garden Street can be found ahead of you and slightly to the right whereby the property can be found on the corner.

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

**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, in the property, 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



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