



Upper Chandlers Cottage, Regent  
Terrace, Mousehole, Cornwall,  
TR19 6TH



Marshall's

ESTATE AGENTS







**UPPER CHANDLERS COTTAGE, REGENT TERRACE, MOUSEHOLE, CORNWALL, TR19 6TH**

**£499,000 LEASEHOLD**

- \* THREE BEDROOMS \* LOVELY SEA VIEWS OVER MOUNT'S BAY \***
- \* OPEN PLAN LIVING ROOM/FAMILY ROOM \* WELL EQUIPPED KITCHEN \***
- \* LUXURY BATHROOM \* EN SUITE SHOWER ROOM \***
- \* MANY PERIOD FEATURES \* GOOD DECORATIVE ORDER THROUGHOUT \***
- \* MAJORITY OF FIXTURES AND FITTINGS AVAILABLE BY SEPARATE NEGOTIATION \***
- \* INTERCONNECTING DECKED AREA WITH SEA VIEWS \***
- \* QUALITY FIXTURES AND FITTINGS THROUGHOUT \* EXPOSED FLOORBOARDS \***
- \* IDEAL FAMILY OR HOLIDAY HOME \* CENTRALLY LOCATED \***
- \* LEASEHOLD WITH A SHARE OF THE FREEHOLD \***
- \* CONSERVATION AREA \* CONVENIENT FOR MOST AMENITIES \* VIEWING RECOMMENDED \***
- \* EPC = D \* COUNCIL TAX BAND = A \* APPROXIMATELY 112 SQUARE METRES \***

Lovely sea views over Mount's Bay to St Clement's Isle and beyond from this extremely well presented three bedrooms, split level apartment arranged over two floors, having been renovated to a high standard over recent years, with little or no expense spared in creating a wonderful, bright and spacious living area which really needs to be viewed internally to appreciate to the full. The property has contemporary living accommodation with quality fixtures and fittings throughout. The majority of furniture and fittings can be made available by separate negotiation. The property lends itself to a family or holiday home and is designed in such a way to offer versatile accommodation. A particularly attractive feature is the open plan living space with two double bay windows, taking full advantage of the sea views across Mount's Bay, open plan to a well equipped kitchen and a feature spiral staircase to bedroom three. Between bedroom one and three there is a small decked area with glass balustrade, again taking advantage of the sea views. Upper Chandlers Cottage is located in the centre of the village and therefore within close walking distance of most amenities, along with local restaurants and the two small sandy beaches within the harbour. The main town of Penzance is only a short drive away with regular bus services in and out and access from the main railway station to London Paddington.

Entrance door leading to:

**LIVING ROOM/FAMILY ROOM:** 26' 6" x 17' 1" narrowing to 12' 7" (8.08m x 5.21m narrowing to 3.84m) Into two bay windows with lovely sea views over Mounts Bay across Mousehole village to Lizard point and beyond, exposed floorboards, whitewashed granite fireplace with cast iron multifuel stove, tv point, recessed spotlights, picture rail, shelving, feature spiral staircase into bedroom 3, night storage radiator. Open plan to:

**KITCHEN AREA:** Inset stainless steel sink with cupboards below, a range of fitted wall and base units, solid oak butchers block style work surface, built in oven, four ringed ceramic hob and extractor hood, exposed floorboards, recessed spotlights, electric radiator. Steps up to:

**INNER HALLWAY:** Built in cupboard with plumbing for washing machine, exposed floorboards, understairs storage cupboard, night storage radiator.

**BEDROOM TWO:** 16' 10" narrowing to 9' 10" x 11' 0" (5.13m narrowing to 3.00m x 3.35m) Exposed floorboards, recessed spotlights, tv point, dimmer switch, electric radiator.

**BATHROOM:** White suite comprising panelled bath with chrome mixer tap and shower attachment, wash hand basin with cupboard below, low level w.c. with concealed cistern, double sized shower cubicle with glazed screen and chrome fittings, shelved recess, tiled floor, electric underfloor heating, sunken spotlights, heated towel rail.

From inner hallway stairs leading to:

**FIRST FLOOR LANDING:** Exposed floorboards, built in airing cupboard housing hot water cylinder.

**BEDROOM ONE:** 11' 0" x 7' 5" (3.35m x 2.26m) Lovely sea views to St Clements Isle and beyond, exposed floorboards, pitched ceiling with exposed A frame, double glazed Velux window, tv point, electric radiator, French doors leading to decked seating area.

**EN SUITE SHOWER ROOM:** White suite comprising double sized shower cubicle with sliding glazed doors with "his and hers" chrome shower heads, wash hand basin with cupboard below, low level w.c. with concealed cistern, tiled flooring with electric underfloor heating, recessed spotlights, electric towel rail.

From living room feature spiral staircase to:

**SMALL LANDING:** Exposed floorboards. Glazed door to:

**BEDROOM THREE:** Exposed A frames, built in cupboards with inset sink, eaves storage cupboards, exposed floorboards, spotlights, double doors leading to:

**DECKED SITTING AREA:** With glass balustrade between bedroom one and three, having sea views over Mount's Bay.

**OUTSIDE:** Area underneath staircase, ideal for storage.

**DIRECTIONS:** Via "What3Words" app: ///strict.exporters.withdraws

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

**LEASE:** 999 years from 1977 plus a share of the freehold with the one bedroom flat below, maintenance costs being split 65% contributions from Upper Chandlers Cottage and 35% from the apartment below. Nominal ground rent.

**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 constructed 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.

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Mousehole  
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