



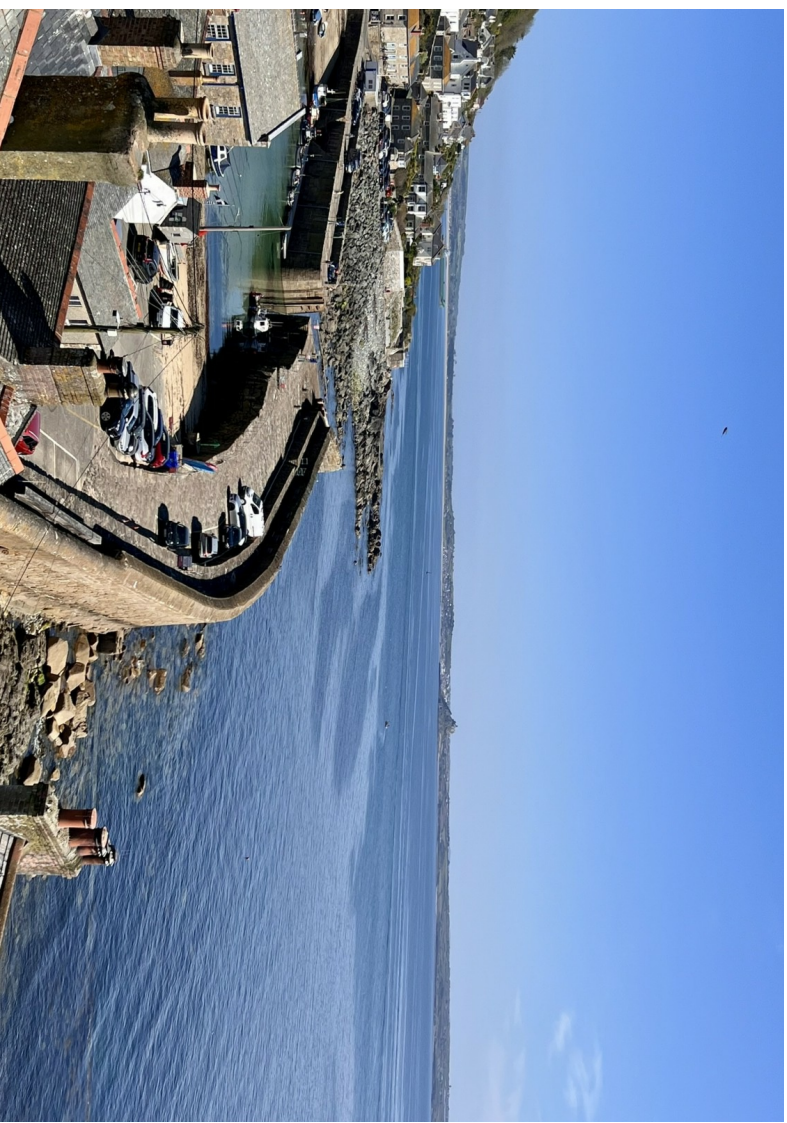
6 St. Clements Terrace,
Mousehole, Penzance, Cornwall,



Marshall's
ESTATE AGENTS







6 ST. CLEMENTS TERRACE, MOUSEHOLE, PENZANCE, CORNWALL, TR19 6SJ

GUIDE PRICE £895,000 FREEHOLD

- * TO INCLUDE GARAGE * FOUR BEDROOMS * BATHROOM * EN SUITE SHOWER ROOM *
 - * LARGE LIVING ROOM/DINING ROOM * FITTED KITCHEN * GROUND FLOOR SUN ROOM *
 - * FURTHER KITCHEN/CINEMA ROOM/UTILITY IDEAL FOR SEPARATE ACCOMMODATION
- (SUBJECT TO NECESSARY PLANNING PERMISSIONS) *
- * ELECTRIC HEATING * MANY PERIOD FEATURES * IDEAL FAMILY HOME *
 - * CENTRAL POSITION * CLOSE TO MOST AMENITIES * CONSERVATION AREA *
 - * EXCELLENT OPPORTUNITY * VIEWING RECOMMENDED *
 - * EPC = E * COUNCIL TAX BAND = E * APPROXIMATELY 217 SQUARE METRES *

Panoramic sea views over Mounts Bay, Mousehole Harbour to St Michael's Mount and beyond from this character, spacious and versatile detached family home, located in the centre of the popular village of Mousehole, and which really needs to be viewed internally to appreciate its full potential.

The property was formerly two cottages and was converted into one large family home with little to no expense spared at the time, which was overseen by the renowned architect Barrie Briscoe, who had an excellent reputation for innovative designs.

The lower ground floor accommodation could easily be converted into a self contained annexe, subject to any necessary planning permissions.

The majority of the main living area has direct sea views across Mounts Bay and a particularly attractive feature is the sun room/garden room on the ground floor, which is full of light and leads to the cinema room.

St Clements Terrace is one of the more popular areas in Mousehole, being in a level position and a short walk from the centre of the village and amenities. 6 St Clements would make an ideal family home and really needs to be viewed internally to appreciate to the full.

Mousehole is a popular former fishing village with a good array of amenities and a regular bus service to Penzance, which has a mainline station to London Paddington. There is a garage in a nearby block, which will be sold with the property and we recommend an early appointment to avoid disappointment.

ENTRANCE HALL: Engineered floorboards, sunken spotlights, night storage radiator.

LOUNGE/DINING ROOM: 26' 6" x 11' 8" (8.08m x 3.56m) Panoramic sea views over Mounts Bay to St Michael's Mount and beyond, exposed oak floorboards, sunken spotlights, two open fireplaces (one with a log burner), three night storage radiators, door to small balcony, again with good views.

SITTING AREA: 10' 8" x 9' 10" (3.25m x 3.00m) Engineered floor boards, sunken spotlight, night storage radiator.

KITCHEN: 10' 7" x 7' 3" (3.23m x 2.21m) Stainless steel inset sink with cupboard below, extensive range of bespoke wall and base units, marble worksurfaces, built in oven, four ring hob, microwave, integrated fridge and dishwasher, tiled flooring.

Oak staircase from entrance hall to:

FIRST FLOOR LANDING: Engineered floorboards, night storage radiators.

BEDROOM ONE: 13' 10" x 11' 8" (4.22m x 3.56m) Up to a range of free standing wardrobes (to remain), lovely panoramic sea views across Mousehole Harbour to St Michael's Mount and beyond, engineered floorboards, night storage radiator, door to:

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