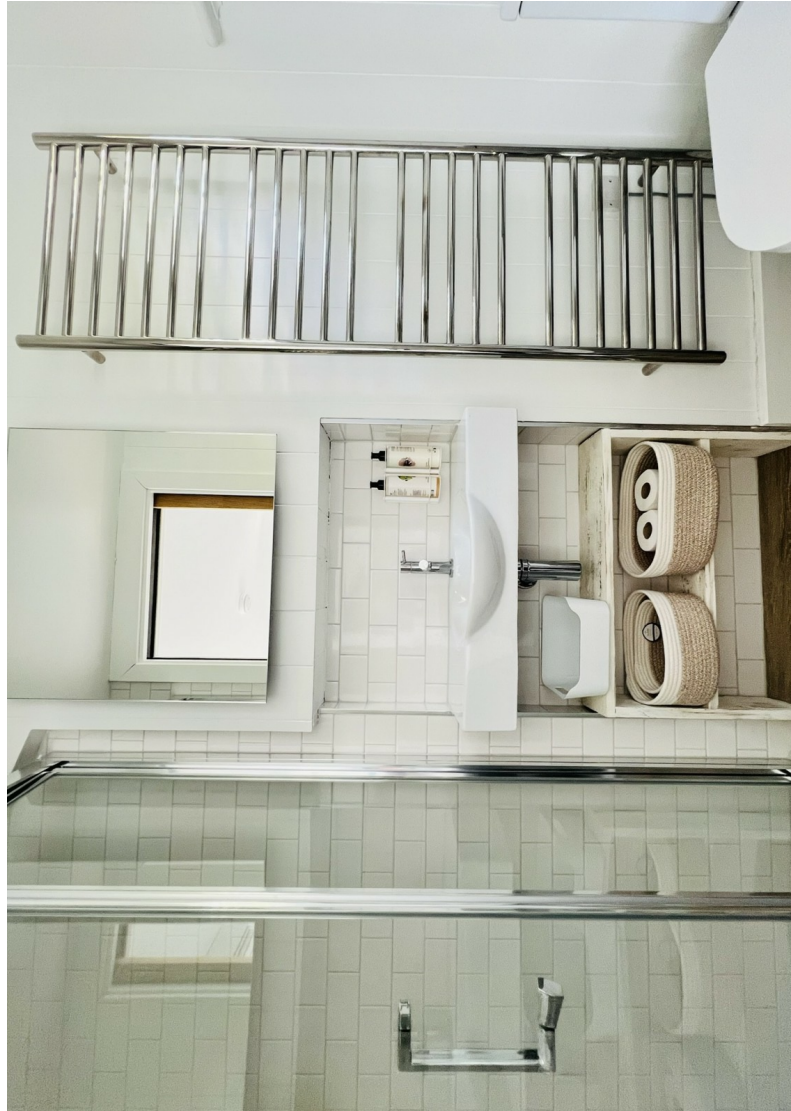




Mariners Cottage, 5 The Saltponds,  
Mousehole, Penzance, Cornwall,  
TR19 6SQ







**MARINERS COTTAGE, 5 THE SALTPONDS, MOUSEHOLE, PENZANCE, CORNWALL, TR19 6SQ**

**GUIDE PRICE £675,000 FREEHOLD**

**\* TWO BEDROOMS \* TWO BATHROOMS \***

**\* LOVELY PANORAMIC SEA VIEWS ACROSS MOUNT'S BAY \***

**\* EXCELLENT DECORATIVE ORDER THROUGHOUT \* QUALITY FIXTURES \***

**\* MANY PERIOD FEATURES INCLUDING EXPOSED ORIGINAL GRANITE WALLS AND SASH**

**WINDOWS \* GRADE II LISTED \* CONSERVATION AREA \* QUIET LOCATION \***

**\* CENTRAL POSITION \* CLOSE TO MOST AMENITIES \***

**\* WOULD MAKE IDEAL VILLAGE HOME OR HOLIDAY HOME \***

**\* EXCELLENT OPPORTUNITY \* EARLY VIEWING RECOMMENDED \***

Mariner's Cottage is situated in Saltponds - the site of Mousehole's eighteenth century traditional salt works - an extremely sought after position in the village because of its quiet, traffic free location, stunning uninterrupted views across Mounts Bay and St Michael's Mount and closeness to the sea. From Saltponds it's a short walk to the harbour and its small sandy beach, Mousehole's award winning restaurants and delis, and even closer access to the rocky shoreline below the cottage. These properties rarely come onto the market and so an early appointment to view is advised. A particularly attractive feature of this property is its enclosed, stone-terraced garden alongside the seawall, bordered with colourful flowers and easily maintained shrubs and hedges.

The property has had no expense spared with high quality workmanship in recent years. This has fully updated its facilities including luxurious bathroom fittings, an extremely well equipped kitchen and cosy sitting area with raised log burner, creating a calm inviting home. Currently run as a successful holiday let enjoying small business relief the accommodation would also make an ideal permanent home. Equally, Mariner's Cottage would be available as a turnkey investment so furniture could be included if required. There is a Fire Crest sprinkler system fitted throughout the property.

Stable door to:

**LIVING ROOM:** 17' 3" x 13' 8" (5.26m x 4.17m) Beautiful panoramic sea views across Mounts Bay to St Clement's Isle, St Michael's Mount and beyond. Exposed granite inglenook fireplace with log burner raised on a slate hearth, window seat, working white painted shutters, natural slate tiled flooring, double glazed window, generous understairs storage cupboard, individual thermostatically controlled radiator.

**KITCHEN AREA:** Inset porcelain butlers sink with cupboards below, range of bespoke units, stain resistant Unistone Quartz worktops, built in oven, AEG induction four ring hob with extractor fan over, integrated dishwasher, washing machine and fridge, integrated strip and spot lighting, stable door to:

**REAR COURTYARD:** With shed for storage, attached external shower and drainage for washing wetsuits and dogs, a large raised flower bed with attractive stone wall containing various flowers, succulents and tetrapanax.

**FIRST FLOOR LANDING:** Carpeted with hard wearing stain resistant synthetic sisal. Leading to:

**BEDROOM ONE:** 12' 8" x 9' 1" (3.86m x 2.77m) Window seat with storage below, double glazed sash window overlooking the beautiful panoramic sea views across Mounts Bay and further beyond, working white painted shutter, large built-in wardrobe with shelf, beamed ceiling and thermostatically controlled electric radiator. Hardwearing stain resistant synthetic sisal effect carpeting.

**BATHROOM:** Generously sized bathroom with large white free-standing bath with chrome mixer tap, and shower attachment, Unistone Quartz window shelf, separate double size white tiled, glazed, walk-in shower enclosure with chrome fittings and built in tiled shelving, wash hand basin with Unistone Quartz surround and shelving below, low level white WC, heated chrome towel rail. Vinyl Karndean wood effect floor with underfloor heating.

## **DOOR TO STAIRS LEADING TO:**

**BEDROOM TWO:** 17' 0" x 8' 6" (5.18m x 2.59m) Large bay window with panoramic sea views across Mounts Bay and further beyond, Spacious clothes hanging and storage area leading to concealed entrance to hot water storage, small under eaves owners' cupboard, built in shelving next to bed area, Individual thermostatically controlled electric radiator. Some restricted head height in places used for storage. Hardwearing and stain resistant sisal effect carpeting.

**EN SUITE SHOWER ROOM:** Pocket door opening to white suite comprising wash hand basin with white surround, low level WC, white tiled shower enclosure with folding doors, chrome fittings and heated towel rail. Vinyl Karndean wood effect flooring.

**OUTSIDE:** The property benefits from its own garden/terrace which is situated on the sea wall with direct views across Mounts Bay to St Clement's Isle, Mousehole harbour and beyond. Natural stone paving for ease of maintenance with colourful flower borders, cordyline tree and hedging.

**EPC = E**

**COUNCIL TAX BAND = B**

**APPROXIMATELY 70 SQUARE METRES**

**SERVICES:** Mains water (metered), electricity and drainage.

**DIRECTIONS:** Via "What3Words": ///sprint.jumped.revamping

**AGENTS NOTE:** We understand from Openreach website that Fibre to the Cabinet Broadband (FTTC) is available to the property. The current system is served by Plusnet which gives good speed. Most mobile networks are generally reasonable. The property is constructed of granite under a slate roof. Please note There is no parking space allocated with this property however, close by parking is available at the harbour car park for a daily fee. The property is also close to Raginnis Hill where the start of the Coastal Path can be found for walking enthusiasts.

**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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