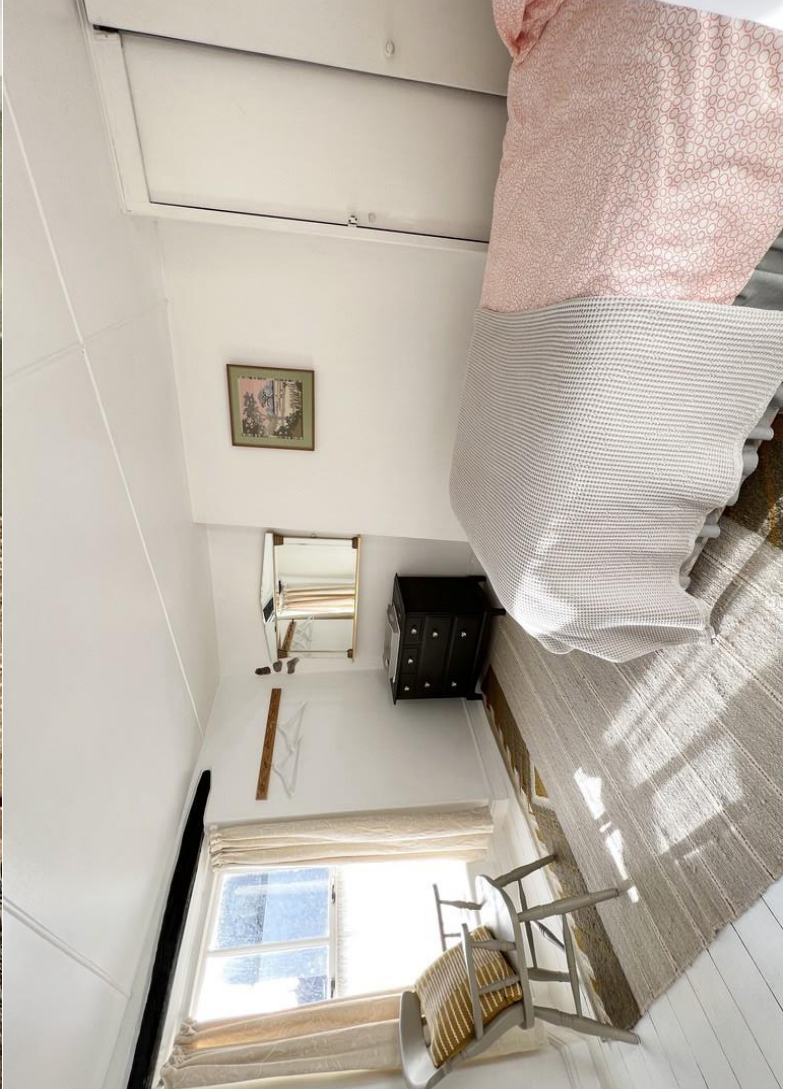
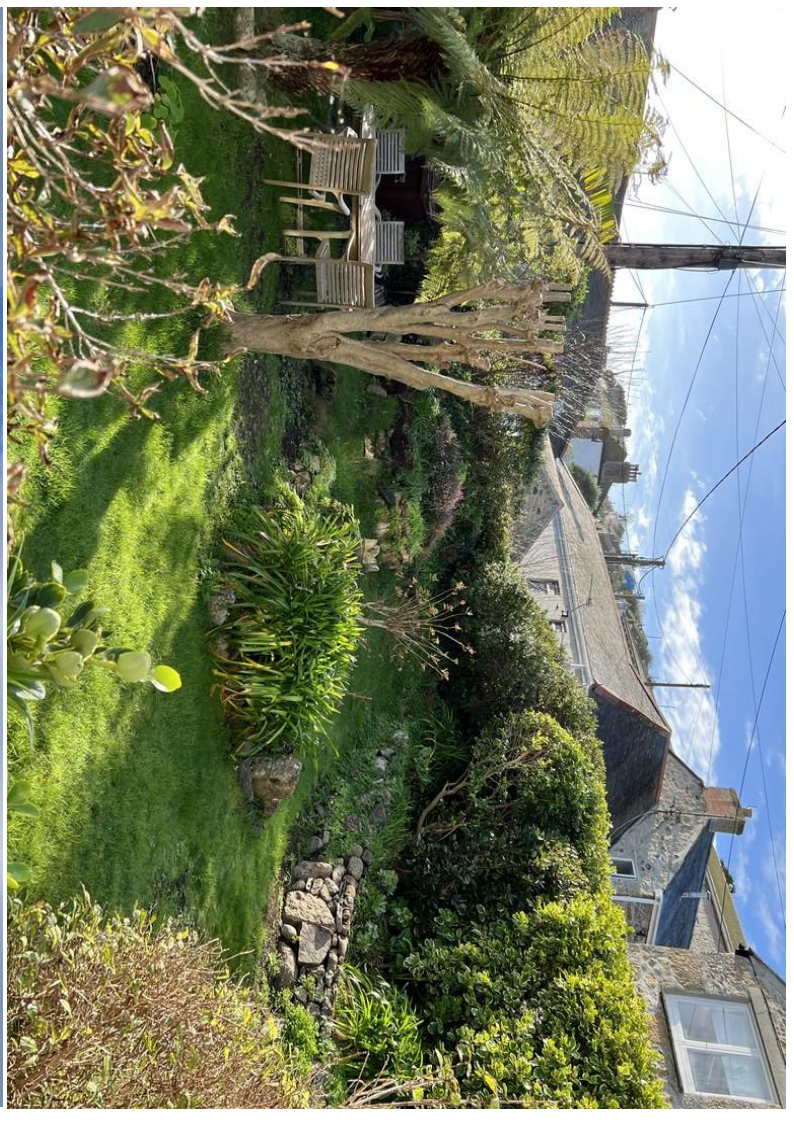




Keigwin  
Keigwin Place  
Mousehole  
TR19 6RR







**KEIGWIN, KEIGWIN PLACE, MOUSEHOLE, PENZANCE, TR19 6RR**

**£750,000 - FREEHOLD**

An opportunity to acquire one of the most iconic buildings in the centre of Mousehole believed to date back to the 1500s having great charm and character throughout, Keigwin is a grade II\* listed property with spacious versatile accommodation over two floors and substantial walled garden all within a short stroll of the harbour.

- \* GRADE II STAR LISTED \* FOUR / FIVE BEDROOMS \* VERSATILE ACCOMMODATION \***
- \* IMPRESSIVE COVERED ENTRANCE WITH FLAGSTONES \***
- \* MANY PERIOD FEATURES THROUGHOUT \***
- \* IMPRESSIVE JACOBEOAN ROOM LOCATED OVER THE ENTRANCE \***
- \* FIRST FLOOR LIVING ROOM \* DINING ROOM \* THREE BATHROOMS \***
- \* SPACIOUS ACCOMMODATION \* IDEAL FAMILY HOME \* WALLED GARDENS \***
- \* UTILITY AREA \* STORE ROOM \* COURTYARD \* CENTRAL POSITION \***
- \* SHORT STROLL FROM THE HARBOUR \* VIEWING RECOMMENDED \* EPC = F \***
- \* COUNCIL TAX BAND = CURRENTLY RATED FOR BUSINESS USE \***

The property could be used in a variety of ways and really needs to be viewed internally to appreciate to the full. Keigwin is one of the few houses to survive the 1595 Spanish raid when most of Mousehole was burnt as a reprisal for the Armada. Keigwin Place is one of the most photographed areas in the village, The property has an impressive and distinctive entrance with large flagstones and an impressive Jacobean room over. A particularly attractive feature are the walled gardens which are accessed from Wesley Square which are laid to lawn with well stocked flower borders and exotic plants, offering a good degree of privacy. The property is so central and is within a short walk of most amenities, due to the popularity of properties within the village we would highly recommend an early appointment.

**IMPRESSIVE ENTRANCE WITH STONE FLAGGED FLOOR LEADING TO:** Wide entrance door opening into:

**ENTRANCE LOBBY:** Exposed beams, quarry tiled floor. Glazed door to:

**RECEPTION HALL:** Beamed ceiling, shelving, exposed granite to one wall, electric radiator.

**CLOAKROOM / SHOWER ROOM:** White suite comprising semi-circular shower cubicle with sliding glazed door, low level w.c. with concealed cistern, vanity unit with wash hand basin and cupboards below, electric towel rail.

**SITTING ROOM / BEDROOM:** 16' 2" x 10' 8" (4.93m x 3.25m) Exposed granite fireplace with slate hearth, beamed ceiling, shelved recess with cupboards above, electric radiator.

**DINING ROOM:** 12' 5" x 11' 0" (3.78m x 3.35m) Exposed granite fireplace, beamed ceiling, built in window seat, electric radiator.

**INNER HALLWAY:** Access to rear passage and utility room.

**KITCHEN:** 16' 3" x 10' 0" (4.95m x 3.05m) Stainless steel inset single drainer sink unit with cupboards below, extensive range of fitted wall and base units, solid wood work surfaces, built in oven, four ring hob and extractor hood over, beamed ceiling, plumbing for washing machine and dishwasher, tiled flooring, stable door to courtyard.

**FROM RECEPTION HALL, STAIRCASE TO FIRST FLOOR**

**LIVING ROOM:** 16' 0" x 13' 0" (4.88m x 3.96m) Feature barrelled ceiling, dual aspect room, tv point, radiator.

**BEDROOM ONE:** 15' 0" x 11' 5" (4.57m x 3.48m) Exposed granite fireplace, electric radiator.

**ENSUITE SHOWER ROOM:** White suite comprising semi-circular shower cubicle with sliding glazed door, vanity unit with wash hand basin and cupboards below, low level w.c., chrome towel rail. Door to:

**DRESSING ROOM / PASSAGEWAY:** 14' 2" x 6' 9" narrowing to 4' 7" (4.32m x 2.06m - 1.4m) Range of built-in wardrobes and cupboards, window seat, door to main staircase and further door to:

**JACOBAN ROOM / BEDROOM FOUR:** 13' 1" x 10' 0" (3.99m x 3.05m) Triple aspect room with views across Mount's Bay, original panelling to walls, boarded fireplace, beamed ceiling, electric radiator.

**FROM THE LIVING ROOM, SMALL STAIRCASE DOWN TO:**

**INNER LANDING:** Exposed floorboards.

**BEDROOM TWO:** 12' 7" x 8' 10" (3.84m x 2.69m) Exposed floorboards, built in airing cupboard housing hot water cylinder, electric radiator.

**BEDROOM THREE:** 11' 4" x 6' 7" (3.45m x 2.01m) Exposed floorboards, radiator.

**BATHROOM:** White suite comprising of bath, wash hand basin with cupboards below, low level w.c., semi-circular shower cubicle with sliding glazed door, radiator.

**OUTSIDE:** To the rear there is a courtyard area with access to:

**STORAGE:** 9' 0" x 6' 0" (2.74m x 1.83m)

**GARDEN:** The walled garden area has well stocked flower borders, mainly laid to lawn with a good degree of privacy, accessed from Wesley Square. From the rear courtyard there is a passageway leading to:

**UTILITY ROOM:** 10' 7" x 8' 0" (3.23m x 2.44m) Stainless steel twin bowl sink, plumbing for washing machine, power and light.

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

**N.B:** The vendor has obtained planning permission with listed building consent to install an air source heat pump in the property.

**TO VIEW:** By prior appointment through Marshall's Estate Agents of Penzance (01736) 360203 or the Mousehole office (01736) 731199.

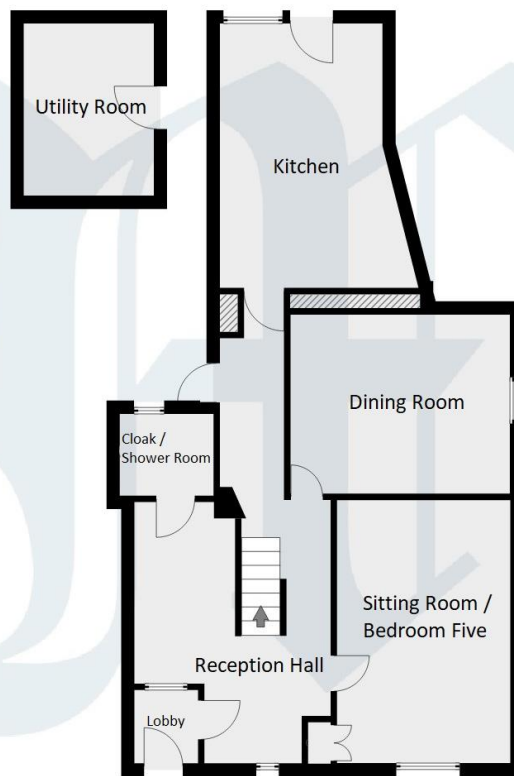
**MARSHALL'S PARK LANE OFFICE:** 0207 0791476

**LOCAL AUTHORITY:** Cornwall Council, St. Johns Hall, Alverton Street, Penzance, Cornwall, TR18 2QW  
TEL (0300 1234171)

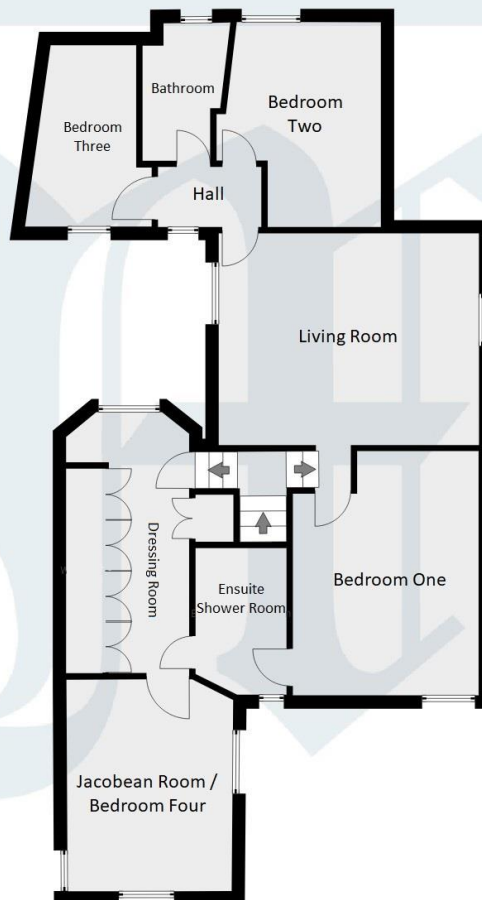
**ANTI MONEY LAUNDERING REGULATIONS:** It is a legal requirement that we receive verified I.D. from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has 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.



This floor plan is meant as a rough guide only and should not be used for any purpose other than to show an idea of the layout.



Penzance  
01736 360203

Mousehole  
01736 731199

Carbis Bay  
01736 795040

Camborne  
01209 715672

Hayle  
01736 756627

Lettings  
01736 366778



[www.marshallspz.co.uk](http://www.marshallspz.co.uk)