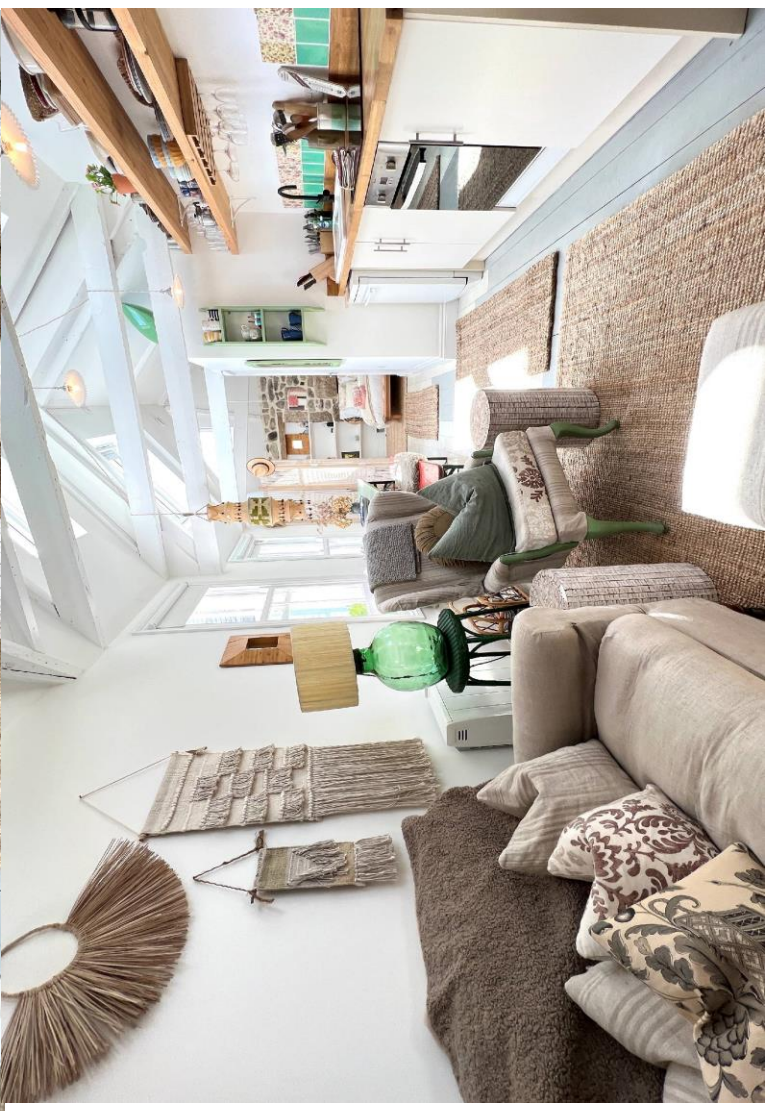
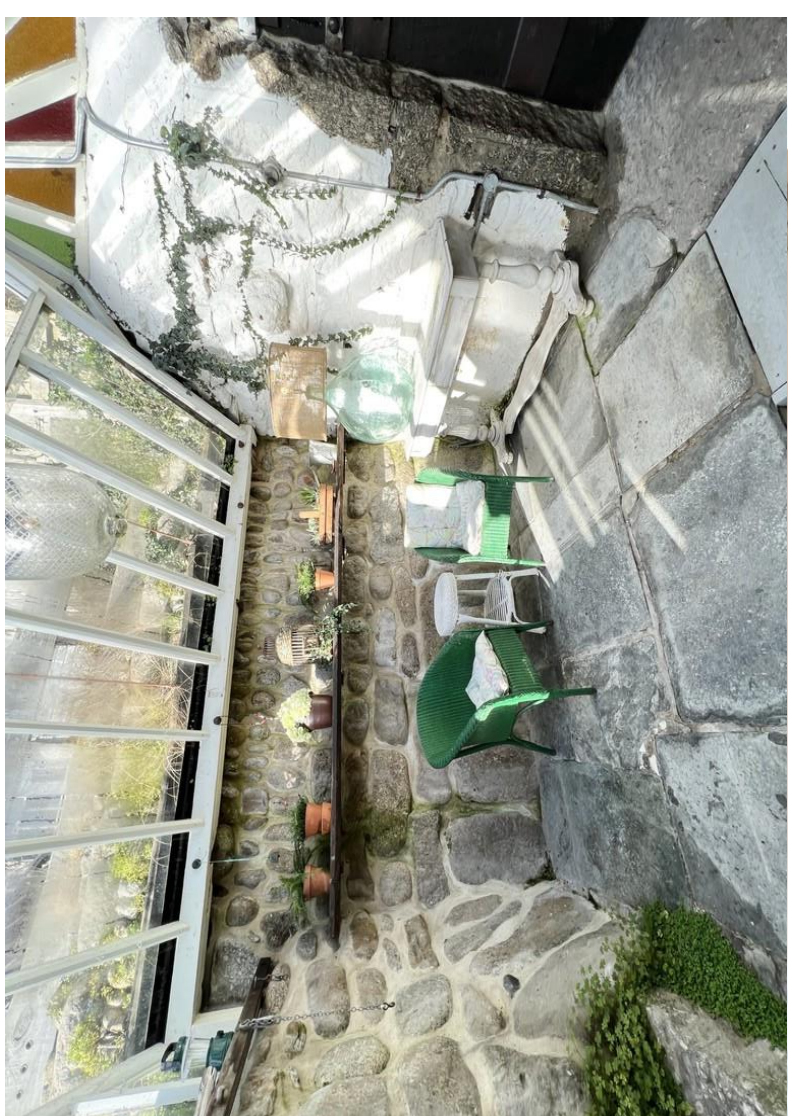




16 Virgin Place
Mousehole
TR19 6RA









THE GARDEN STUDIO, 16 VIRGIN PLACE, MOUSEHOLE, PENZANCE, TR19 6RA

GUIDE PRICE £335,000 - FREEHOLD

A chance to acquire a most charming character cottage located in the centre of this popular village with sea views across Mount's Bay from the rear of the property and terraced gardens close to all local amenities.

- * OPEN PLAN LIVING ROOM * BEDROOM * SHOWER ROOM * CONSERVATORY ***
- * LARGE GROUND FLOOR AREA IDEAL FOR SECOND BEDROOM SUBJECT TO ANY NECESSARY PLANNING PERMISSIONS * MANY PERIOD FEATURES THROUGHOUT ***
- * SKYLIGHTS WITH ELECTRIC BLINDS * SUCCESSFUL HOLIDAY LET ***
- * FIXTURES AND FITTINGS AVAILABLE BY SEPARATE NEGOTIATION ***
- * GARDEN WITH SEA VIEWS AND SUMMERHOUSE * FURTHER TERRACE ***
- * RECENTLY RE-ROOFED * EPC = E * VIEWING HIGHLY RECOMMENDED ***

The property has recently undergone considerable modernisation including a new roof with skylights and mostly new windows, providing spacious open plan accommodation, originally built circa 1800 with many period features throughout. The Garden Studio is being successfully used as a holiday let and has great scope to extend into the ground floor room currently used for laundry and storage to provide further living accommodation (subject to any necessary planning permissions). A particularly attractive feature are the terraced gardens to the rear of the property which take in the full sweep on Mount's Bay with access to the summerhouse and patio area. Virgin Place is hidden away from the main part of the village yet is within a close walk to most amenities. Due to the popularity of properties such as this we would highly recommend an early appointment to view.

ORIGINAL WOODEN GATE TO:

CONSERVATORY: 10' 8" x 9' 2" (3.25m x 2.79m) Exposed granite wall, slate flooring. Glazed door and steps down to:

LIVING ROOM: 22' 8" x 10' 7" (6.91m x 3.23m) Exposed granite fireplace, exposed floorboards, exposed A frames, tv point, individually thermostatically controlled electric radiator.

KITCHEN AREA: Inset ceramic sink with cupboards below, solid wood work surfaces, built in oven and four ring hob, integrated fridge, plumbing for dishwasher, shelving.

BEDROOM: 12' 2" x 10' 8" (3.71m x 3.25m) Pitched ceiling, exposed floorboards, shelving, individually thermostatically controlled electric radiator.

SHOWER ROOM: Coloured suite comprising shower cubicle with glazed door and chrome fittings, low level w.c., wash hand basin, electric towel rail.

POTENTIAL BEDROOM / LAUNDRY ROOM (ACCESSED VIA SHARED COURTYARD) 24' 3" x 9' 0" (7.39m x 2.74m) Belfast sink, plumbing for washing machine, hot water cylinder, concrete flooring, individually thermostatically controlled electric radiator. Access to:

STORE ROOM: 9' 6" x 6' 0" (2.9m x 1.83m) Concrete floor.

OUTSIDE: Steps lead to a paved terraced area with sea views across Mount's Bay. Steps leading to paved and lawned area with access to:

SUMMERHOUSE: 12' 0" x 6' 0" (3.66m x 1.83m) Mezzanine storage, power and light, sea views across Mount's Bay.

SERVICES: Mains water, electricity and drainage.

COUNCIL TAX BAND: C

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

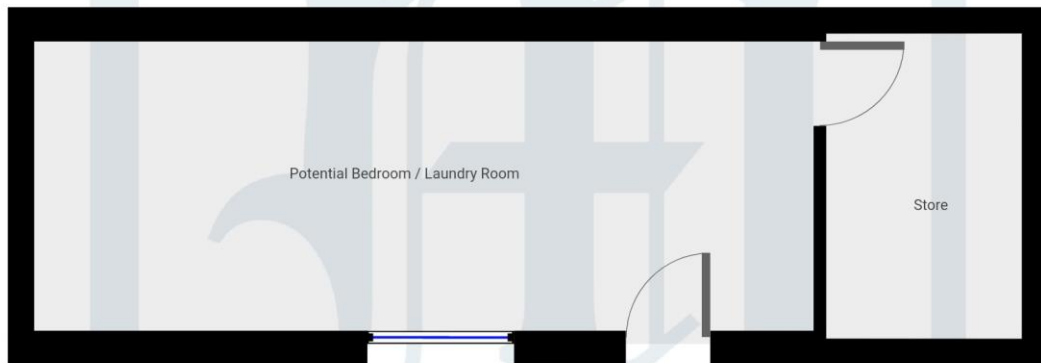
MARSHALL'S PARK LANE OFFICE: 0207 0791476

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

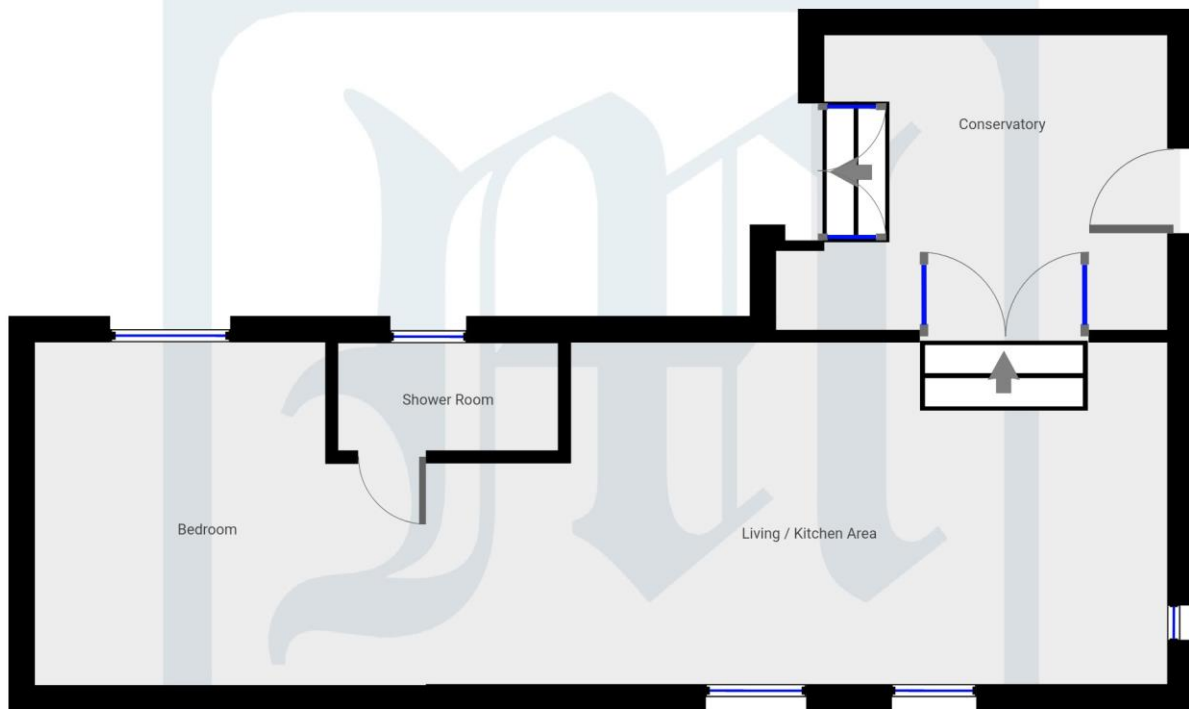
ANTI MONEY LAUNDERING REGULATIONS: It is a legal requirement that we receive verified I.D. from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been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



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Penzance
01736 360203

Mousehole
01736 731199

Carbis Bay
01736 795040

Camborne
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Hayle
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Lettings
01736 366778



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