



Little Duck
14 Duck Street
Mousehole
TR19 6QW







LITTLE DUCK, 14 DUCK STREET, MOUSEHOLE, PENZANCE, TR19 6QW

GUIDE PRICE £425,000 - FREEHOLD

A most charming, Grade II listed, character cottage, located in a prime residential area within the centre of the village, offering surprisingly spacious living accommodation for a traditional, two-bedroom, fisherman's Cottage.

*** TWO BEDROOMS * FIRST FLOOR BATHROOM * DINING ROOM * LIVING ROOM ***

*** FITTED KITCHEN * MANY PERIOD FEATURES * GRADE II LISTED ***

*** GOOD DECORATIVE ORDER THROUGHOUT * SUCCESSFUL HOLIDAY LET ***

*** SMALL COURTYARD AREA * CENTRAL POSITION * SHORT STROLL TO HARBOUR ***

*** EXCELLENT OPPORTUNITY * VIEWING RECOMMENDED * EPC = G ***

*** COUNCIL TAX = CURRENTLY RATED FOR BUSINESS USE ***

This beautifully presented cottage, which would make an ideal family or holiday home, has been used as a holiday let in recent years, and is now for sale in excellent decorative order with most fixtures and fittings available by separate negotiation. No expense was spared by the current owners when renovating Little Duck, to transform the cottage into an attractive, and welcoming, home. Duck Street is situated in a sought after, pedestrian only, street in the middle of the village, a short stroll from Mousehole's delightful harbour.

ENTRANCE DOOR TO:

DINING ROOM: 12' 1" x 11' 1" (3.68m x 3.38m) Open granite fireplace with log burner set on a slate hearth, beamed ceiling, window seat with shutters above, radiator.

KITCHEN: 11' 10" x 7' 9" (3.61m x 2.36m) Inset enamel sink with cupboards below, range of fitted base units, ample worksurfaces and power points, built in oven, four ring hob and extractor fan over, integrated fridge and dishwasher, wall lights, sunken spotlights, double doors leading to:

LIVING ROOM: 15' 5" x 12' 10" (4.7m x 3.91m) Ornamental fireplace, built in cupboards, TV point, French doors to courtyard area.

STAIRS FROM KITCHEN TO FIRST FLOOR LANDING

BEDROOM ONE: 20' 0" x 10' 2" narrowing to 7' 0" (6.1m x 3.1m - 2.13m) Exposed floorboards, window seat with shutters over and storage below, one exposed granite wall, electric radiator.

BEDROOM TWO: 11' 5" x 9' 6" (3.48m x 2.9m) Exposed granite to two walls, exposed floorboards, electric radiator.

BATHROOM: 11' 10" x 5' 7" (3.61m x 1.7m) White suite comprising roll top bath set on ball and claw feet, low level WC, vanity unit with wash handbasin and cupboard below, separate glazed and tiled shower cubicle with chrome fittings, sunken spotlights, radiator/towel rail.

OUTSIDE: Small courtyard area with access to storage shed.

SERVICES: Mains, water, electricity and drainage. Broadband connection.

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

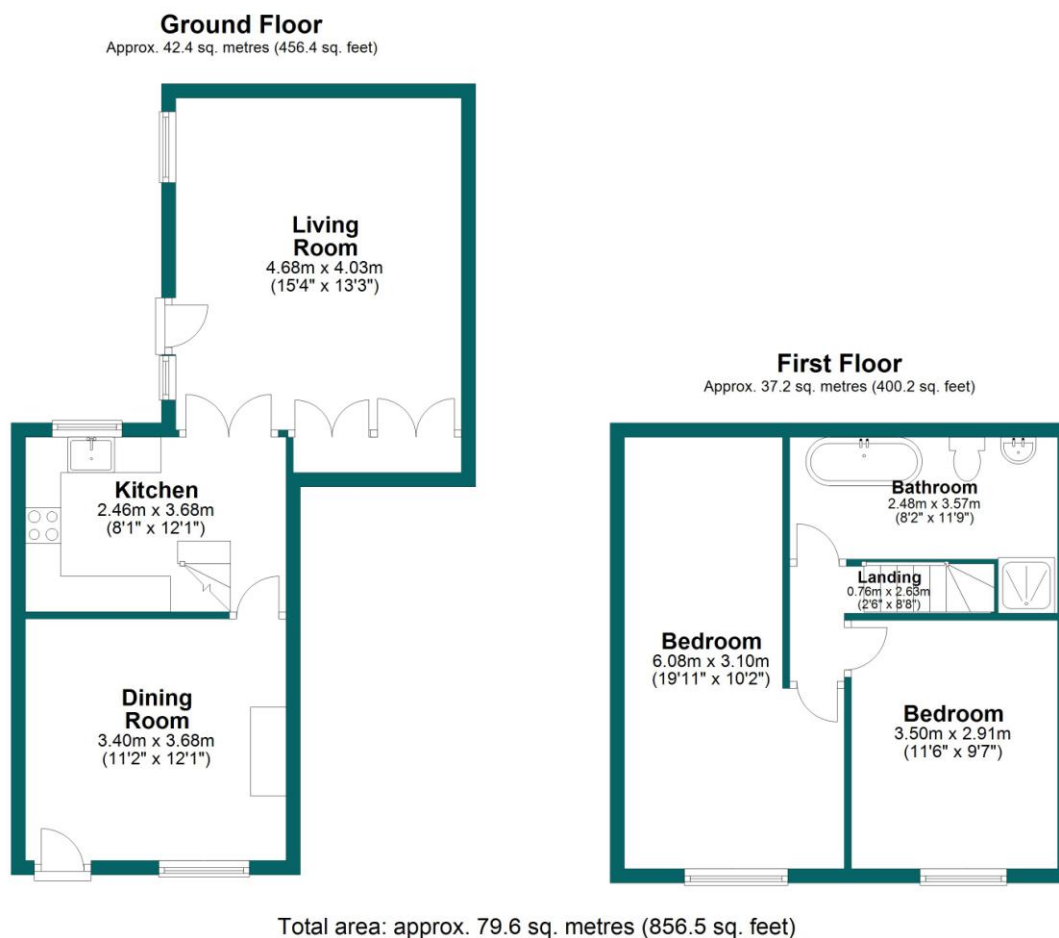
MARSHALL'S PARK LANE OFFICE: 0207 0791476

LOCAL AUTHORITY: Cornwall Council, TEL (0300 1234171)

ANTIMONEY 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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