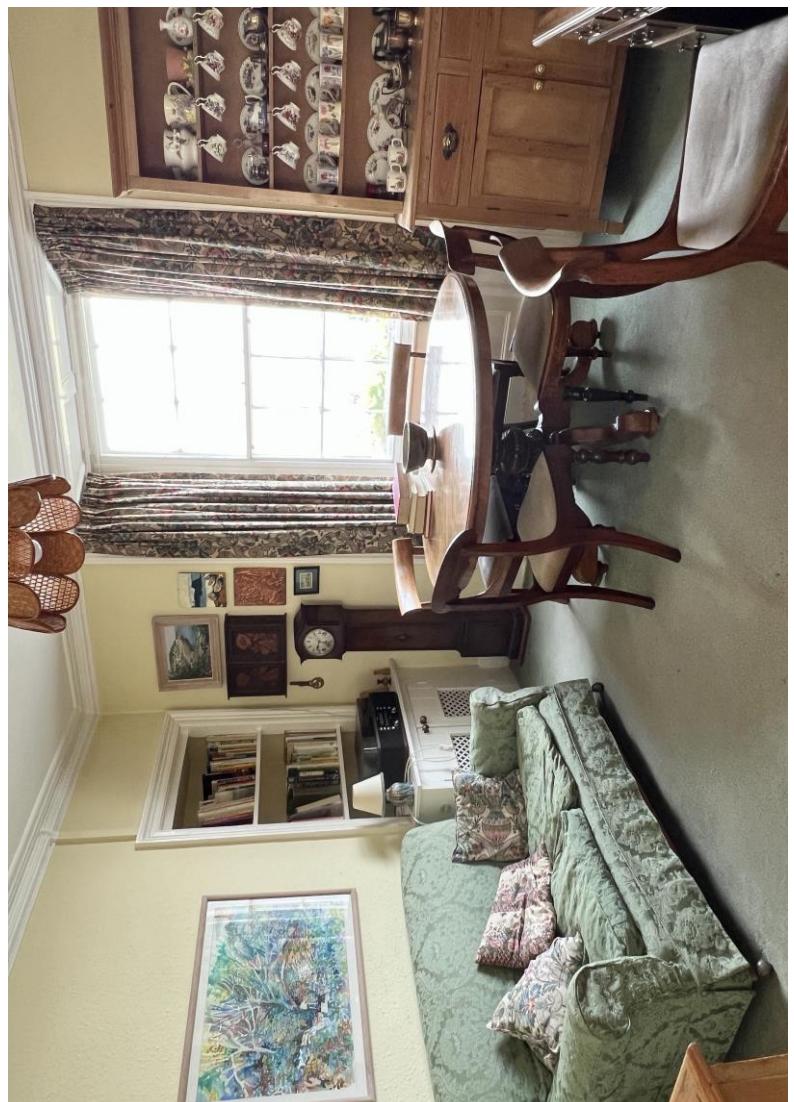
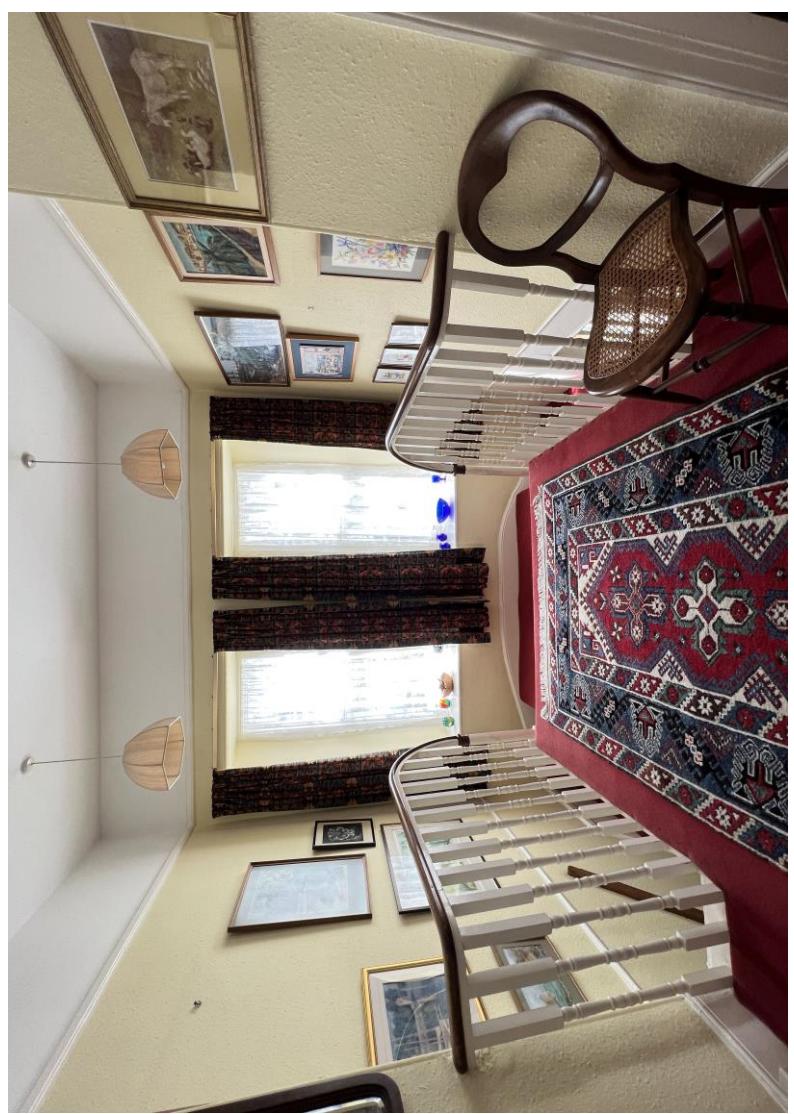


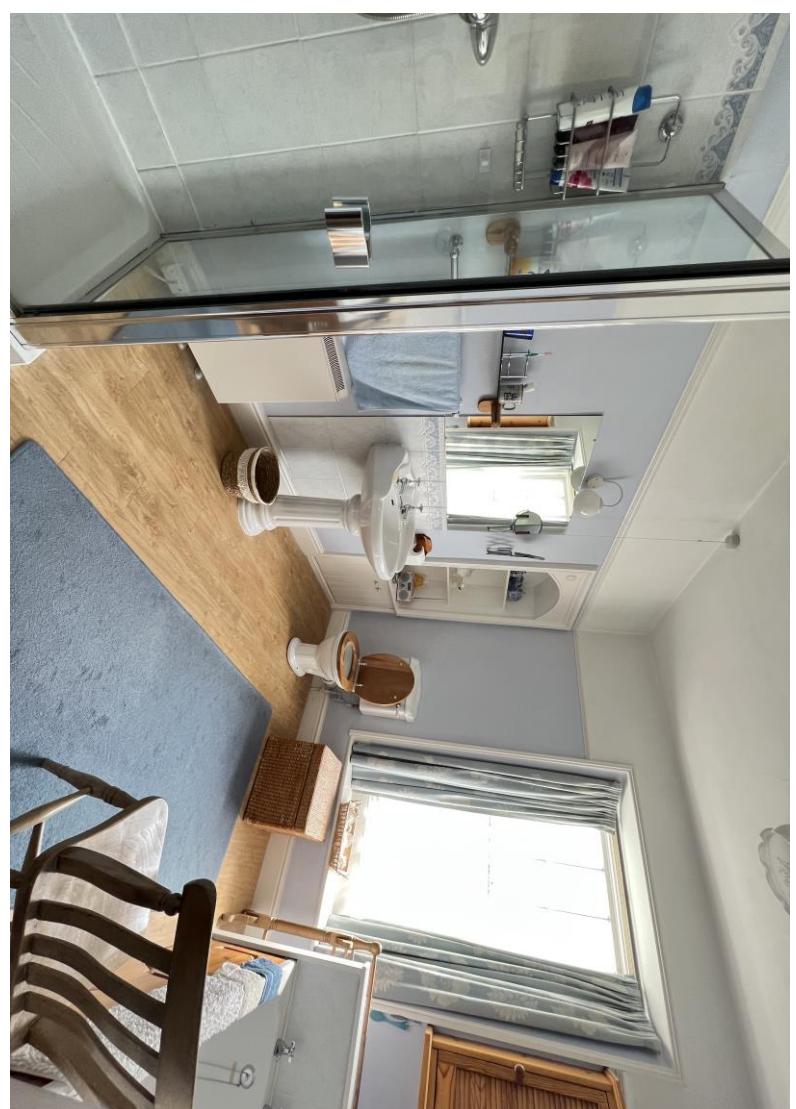


**Gurnick House
40 Gurnick Street
Mousehole
TR19 6SG**









GURNICK HOUSE, 40 GURNICK STREET, MOUSEHOLE, PENZANCE, TR19 6SG

GUIDE PRICE £950,000 - FREEHOLD

A chance to acquire one of the most iconic Grade II Listed three bedroom double fronted period homes in Mousehole with direct sea views across Mount's Bay to St Michaels Mount and beyond.

*** THREE BEDROOMS * PANORAMIC SEA VIEWS * GRADE II LISTED ***
*** PERIOD FEATURES * LIVING ROOM * DINING ROOM * KITCHEN * UTILITY AREA ***
*** CLOAKROOM * FIRST FLOOR BATHROOM * ENCLOSED PRIVATE COURTYARD ***
*** ACCESS TO LARGE FORMER NET LOFTS * IDEAL FOR A VARIETY OF USES ***
*** UPDATING REQUIRED * IDEAL FAMILY HOME * EXCELLENT OPPORTUNITY ***
*** LAWNED GARDEN TO FRONT ON THE SEA WALL***
*** PRIME LOCATION WITHIN THE VILLAGE * CLOSE TO MOST AMENITIES ***
*** VIEWING RECOMMENDED * EPC = E * COUNCIL TAX BAND = E ***

The property has spacious accommodation over two floors which has many period features throughout and really needs to be viewed internally to appreciate to the full. Gurnick House would make an ideal family or holiday home although is in need of modernisation. A particularly attractive feature are the outside areas, to the rear is an enclosed cobbled courtyard leading to large net loft, divided into three areas, suitable for a variety of uses subject to any planning permission. To the front of the property there is a lawned garden sitting on top of the sea wall, which takes full advantage of the panoramic sea views across Mount's Bay to St Clement's Islands, St Michael's Mount and beyond. Gurnick Street is one of the most sought-after locations within the village having uninterrupted views across Mount's Bay and within an easy walk of most amenities. This is truly a rare opportunity to acquire a superior period house with a chance to create individual designed living space. Due to the popularity of a property such as this we recommend an early appointment.

ENTRANCE VESTIBULE: Granite flagged flooring, cornice, dado rail. Stained glass door to:

ENTRANCE HALL: Granite flagged floor, coving, period ceiling arch, individually thermostatically controlled radiator.

LIVING ROOM: 19' 3" x 12' 0" narrowing to 9' 0" (5.87m x 3.66m narrowing to 2.74m) Lovely panoramic sea views across Mount's Bay to St Michael's Mount and beyond, granite fireplace, cornice, picture rail, built in book case with cupboards below, night storage radiator.

DINING ROOM: 12' 3" x 12' 0" (3.73m x 3.66m) Lovely panoramic sea views across Mount's Bay to St Clement's Isles, St Michael's Mount and beyond, built in cupboards with shelving over, cornice, night storage radiator. Arch to:

KITCHEN/BREAKFAST ROOM: 11' 5" x 9' 10" (3.48m x 3m) Stainless steel inset single drainer sink unit with cupboards below, range of fitted pine wall and base units, tiled worksurfaces, beamed ceiling, two oven oil-fired Arga (not tested), lovely sea views across Mount's Bay through the dining room, plumbing for dishwasher, laminated flooring and stair case to first floor.

UTILITY ROOM: 9' 6" x 4' 6" (2.9m x 1.37m) Plumbing for washing machine, worksurfaces over, shelving. Opening to lobby area with door to:

CLOAKROOM: White suite comprising pedestal wash hand basin, low level WC, electric heater.

Stairs from entrance hall and kitchen area to:

IMPRESSIVE LANDING: 14' 8" x 9' 6" (4.47m x 2.9m) Two sash windows to rear, picture rail, access to roof space.

BEDROOM ONE: 17' 10" x 12' 4" narrowing to 6' 8" (5.44m x 3.76m narrowing to 2.03m) Lovely panoramic sea views across Mount's Bay to St Michael's Mount, St Clement's Island and beyond, range of built wardrobes, shelved recess, picture rail, night storage radiator.

BEDROOM TWO: 12' 4" x 10' 10" (3.76m x 3.3m) Lovely panoramic sea views across Mount's Bay to St Clement's Islands, St Michel's Mount and beyond, two shelves recesses, picture rail, night storage radiator.

BEDROOM THREE: 11' 2" x 9' 8" (3.4m x 2.95m) Built in wardrobe, built in airing cupboard housing hot water cylinder, picture rail.

BATHROOM: 11' 5" x 9' 3" (3.48m x 2.82m) White suite comprising of panelled bath, pedestal wash hand basin, low level WC, separate shower cubicle, glazed doors and chrome fittings, picture rail, built in cupboard with shelving over, two chrome towel rails.

OUTSIDE: The rear courtyard is larger than average with granite flagged floor, flower border, oil tank (in need of replacing). Access to:

FORMER NET LOFT:

ROOM ONE: 11' 0" x 10' 5" (3.35m x 3.18m) Power and light.

ROOM TWO: 11' 10" x 9' 1" (3.61m x 2.77m) Formerly used as a small pottery, power and light.

UTILITY AREA: 9' 8" x 5' 7" (2.95m x 1.7m) Stainless steel single drainer sink unit with cupboards below. Access to:

STORE ROOM: 8' 3" x 6' 1" (2.51m x 1.85m)

To the front of the property there is an enclosed lawned area sitting on the sea wall, which is owned by the council, although a license is granted for use by Gurnick House. The area is laid to lawn with flower borders and sun terrace, taking full advantage of the panoramic sea views across Mount's Bay.

SERVICES: Mains water, electricity and drainage, oil fired Argo (new oil tank is required).

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)

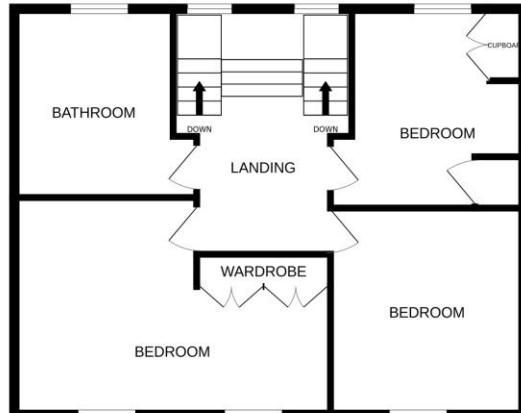
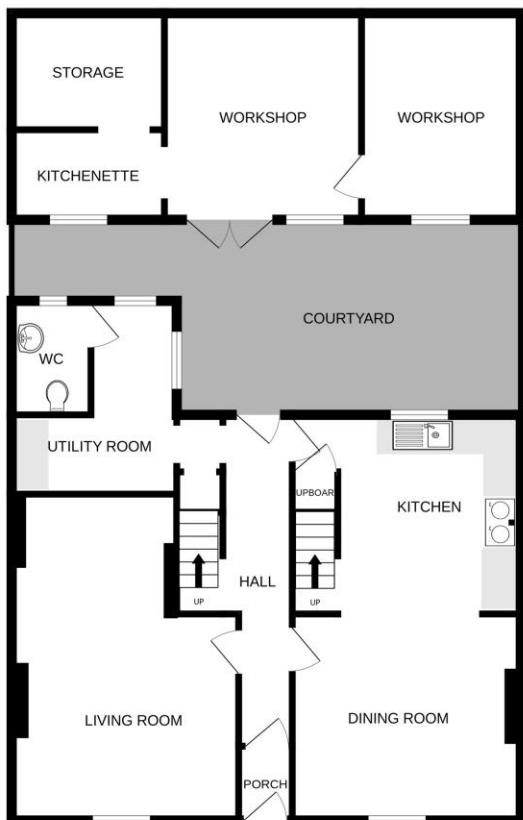
ANTI MONEY LAUNDERING REGULATIONS: It is a legal requirement that we receive verified I.D. from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been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

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Penzance
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Hayle
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Lettings
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