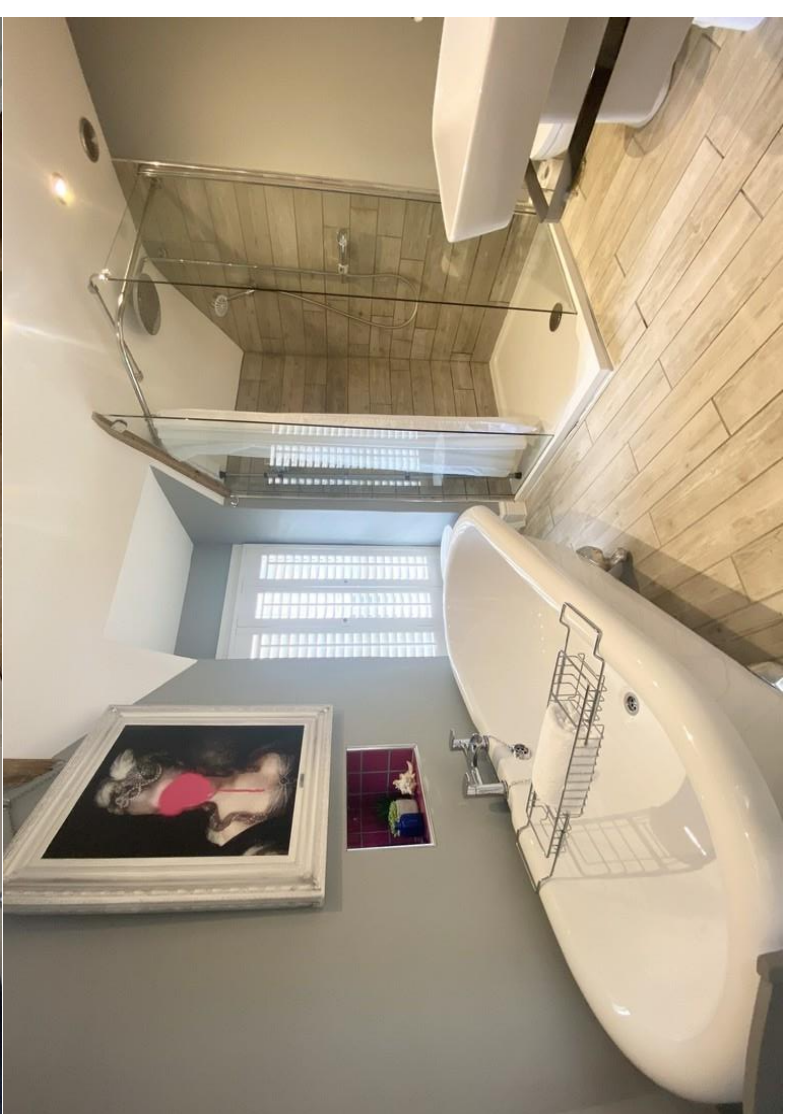
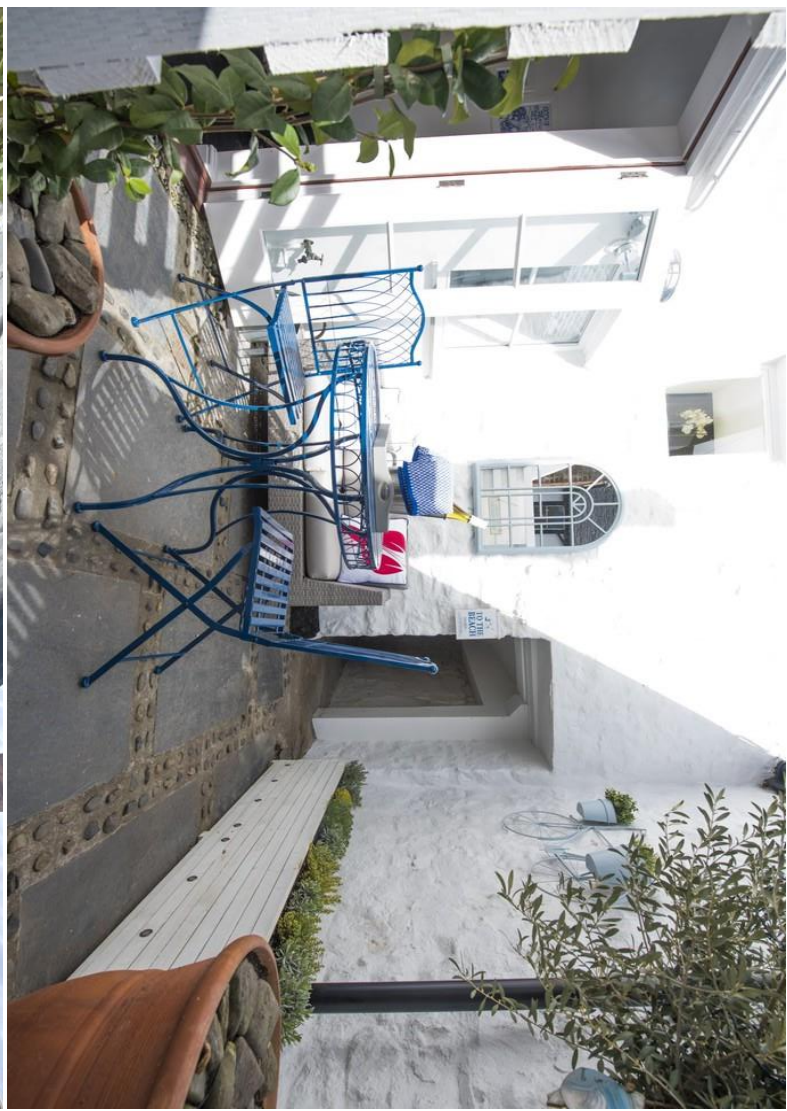




Keigwin Cottage
8 Keigwin Place
Mousehole
TR19 6RR







KEIGWIN COTTAGE, 8 KEIGWIN PLACE, MOUSEHOLE, PENZANCE, TR19 6RR

OFFERS IN EXCESS OF £395,000 - FREEHOLD

A chance to acquire an extremely well presented two bedroom end of terraced character Grade II listed cottage situated in the centre of this most popular village.

- * TWO BEDROOMS * LIVING ROOM * KITCHEN/DINER ***
- * MANY PERIOD FEATURES * GOOD DECORATIVE ORDER ***
- * MAJORITY OF FURNITURE AVAILABLE BY SEPARATE NEGOTIATION ***
- * CENTRAL POSITION * REAR COURTYARD ***
- * EPC = E * EXCELLENT OPPORTUNITY * VIEWING RECOMMENDED ***
- * PREVIOUSLY A SUCCESSFUL HOLIDAY LET (SEE AGENTS NOTE) ***

The property has well proportioned living accommodation which has been renovated over recent years to an exceptionally high standard and really needs to be viewed internally to appreciate to the full. Keigwin Cottage has been a successful holiday let over recent years and the majority of furniture, fixtures and fittings can be made available by separate negotiation. The standard throughout is of the highest quality with much character and charm throughout including period features and a luxury bathroom with roll top bath and separate shower cubicle. There is an enclosed paved courtyard to the rear with pedestrian access along with a storage shed and space for bikes or surfboards. Being centrally located in this popular village the property is within close walking distance of the harbour and small beach in Mousehole along with most of the local amenities. Due to the popularity of properties such as this, we would highly recommend an early appointment to avoid disappointment.

STABLE DOOR TO:

LIVING ROOM: 16' 1" x 13' 2" (4.9m x 4.01m) Impressive inglenook fireplace with cast iron log burner set on slate hearth, beamed ceiling, slate flooring, television point, built in cupboard housing hot water system, electric radiator. Two steps up to:

KITCHEN / DINING ROOM: 10' 5" x 10' 3" (3.18m x 3.12m) Inset single drainer sink unit with cupboards below, range of fitted wall and base units, ample worksurfaces and power points, built in oven, four ring hob and extractor hood, integrated fridge, freezer and washing machine, slate flooring, concealed worktop lighting, night storage radiator, double glazed doors to courtyard.

STAIRS FROM LIVING ROOM TO:

FIRST FLOOR LANDING: Exposed A frames.

BEDROOM ONE: 10' 5" x 9' 8" (3.18m x 2.95m) Exposed A frames, exposed pine floorboards, walk in wardrobe, electric radiator.

BEDROOM TWO: 8' 0" x 6' 0" approximate (2.44m x 1.83m) Laminated flooring, double glazed Velux window, electric radiator.

BATHROOM: White suite comprising double ended roll top bath set on ball and claw feet, separate glazed shower cubicle with chrome fittings, wash hand basin, low level w.c., shutters, tiled recessed display alcoves, exposed A frames, underfloor heating, chrome towel rail.

OUTSIDE

ENCLOSED REAR COURTYARD: Having a lovely Mediterranean feel with a paved area and access to:

STORAGE SHED: With power and light. Gravelled area to the front, side pedestrian access.

N.B: Please note that there is a right of way across the courtyard to two other properties.

AGENTS NOTE: Keigwin Cottage produced a gross income in the region of £29,000 in 2021, since then the current owners have been living in the property.

SERVICES: Mains water, electricity and drainage.

COUNCIL TAX BAND: B

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 1234100)

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

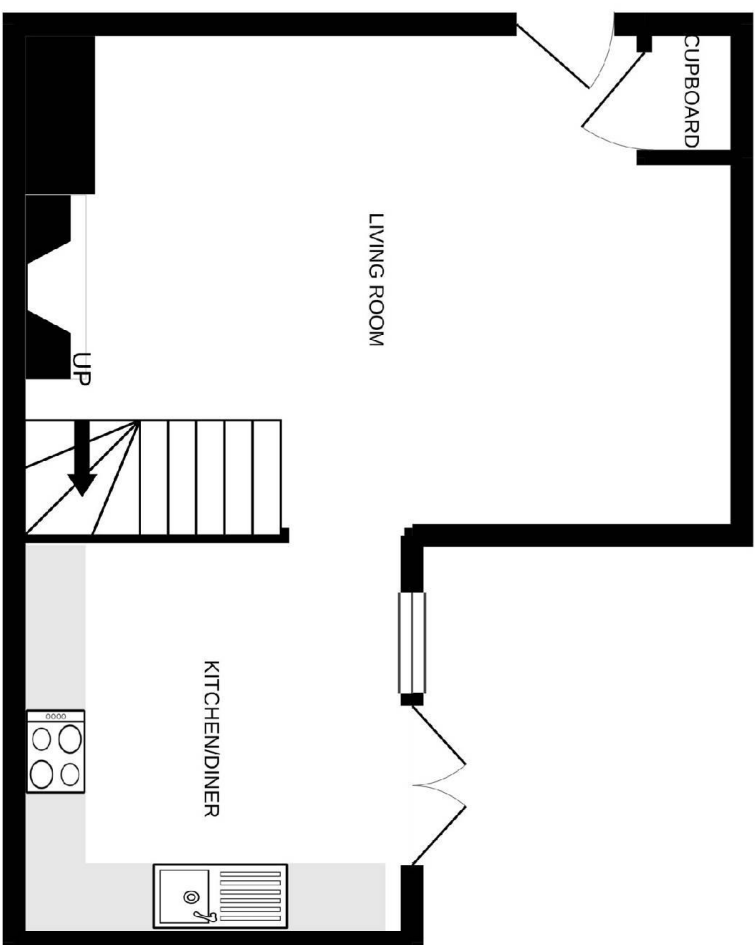
Hayle
01736 756627

Lettings
01736 366778

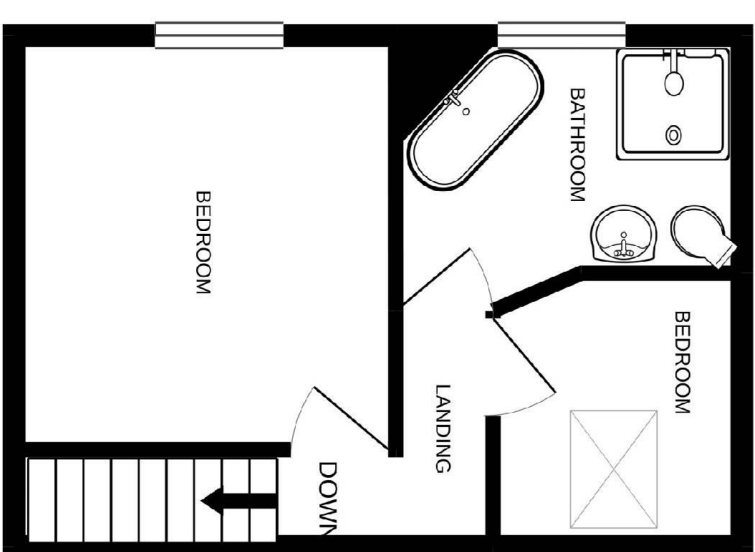


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GROUND FLOOR



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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