



Cuckoo Cottage, Millpool,  
Mousehole, Cornwall, TR19 6RF







**CUCKOO COTTAGE, MILLPOOL, MOUSEHOLE, CORNWALL, TR19 6RF**

**ASKING PRICE £375,000 FREEHOLD**

A charming two bedroom semi detached cottage located in the centre of Mousehole offering much charm throughout with paved front garden with parking for one to two cars.

**\* TWO BEDROOMS \* FIRST FLOOR BATHROOM \* LIVING ROOM \* FITTED KITCHEN \***

**\* MANY PERIOD FEATURES THROUGHOUT \* CENTRAL POSITION \***

**\* IDEAL FAMILY OR HOLIDAY HOME \***

**\* PAVED TERRACE TO FRONT ALONG WITH OFF ROAD PARKING\***

**\* CONVENIENT FOR MOST AMENITIES \* EXCELLENT OPPORTUNITY \***

**\* VIEWING RECOMMENDED \***

**\* EPC = F \* COUNCIL TAX = RATED FOR BUSINESS \* APPROXIMATELY 41 SQUARE METRES \***

The property has well proportioned living accommodation which has much charming character throughout and really needs to be viewed internally to appreciate to the full. A particularly attractive feature is the paved garden to the front which allows for one to two vehicles being parked off road. Millpool is a popular area within the village of Mousehole within close walking distance to most amenities and the picturesque harbour. Mousehole is one of the most sought-after villages within the west Penwith area and has good services from the village to the main town of Penzance. Due to the popularity of properties such as this, we recommend an early appointment.

**ENTRANCE HALL:** Beamed ceiling, built in cupboard.

**LIVING ROOM:** 12' 5" x 9' 6" (3.78m x 2.90m) Open granite fireplace, beamed ceiling, understairs storage cupboard, TV point, night storage radiators.

**KITCHEN:** 8' 7" x 6' 10" (2.62m x 2.08m) Inset single drainer sink unit with cupboards below, wall and base units, tiled worksurfaces and power points, built in oven and four ringed hob, plumbing for washing machine, beamed ceiling.

Stairs from living room to:

**FIRST FLOOR LANDING:** Built in cupboard, night storage radiator.

**BEDROOM ONE:** 9' 7" x 8' 2" (2.92m x 2.49m) Built in wardrobe, wall lights.

**BEDROOM TWO:** 9' 0" x 7' 0" (2.74m x 2.13m) Access to roof space.

**BATHROOM:** Coloured suite comprising corner bath with shower over, pedestal wash hand basin, low level WC, fully tiled walls, chrome towel rail.

**OUTSIDE:** To the front of the property, there is a paved terrace with flower borders and off road parking for one to two vehicles.

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

**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.

Penzance  
01736 360203

Mousehole  
01736 731199

Carbis Bay  
01736 795040

Camborne  
01209 715672

Hayle  
01736 756627

Lettings  
01736 366778



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