



LILLICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA8464

Offers over £800,000

**Mount Pleasant Cottage,
Mount Pleasant Street, Mousehole, Penzance, Cornwall, TR19 6SA**

FREEHOLD



Standing in a commanding elevated position within Mousehole taking in splendid views beyond the harbour to St Clement's Isle, St Michael's Mount and across Mounts Bay, a spacious 4 bedroomed, 2 bathroomed house plus a 2 bedroomed self-contained apartment and blissful large gardens, all only about 100 yards from the sandy harbour's edge. For sale for the first time in about 15 years, surely one of the most impressive yet discreet residences in this acutely desirable village. Extensive light filled interior and beautiful sea facing gardens in a tucked away location.





SUMMARY OF ACCOMMODATION

Ground Floor: porch, reception hall, kitchen, large living/dining room, bedroom, shower room. Stairs down to a lower ground floor laundry/store room.

First Floor: large high ceilinged dual aspect lounge, hall leading to the bedrooms and the garden. 3 good sized bedrooms, bathroom.

Lower Ground Floor Apartment: large open-plan kitchen/living/dining room. 2 bedrooms, shower room.

Outside: separate entrances off the pedestrian only Mount Pleasant Street to both the apartment and house. Further gate into the extensive south facing gardens currently arranged as wildflower meadows with many mature shrubs and trees backed by historic stone walls. South west facing deck, large terrace for completion with granite setts already on site. Dilapidated summerhouse requiring replacement.

In all, about 0.15 of an acre.

DESCRIPTION

Mount Pleasant Cottage is a beautiful, non-Listed period building with a stone found on the lower ground floor suggesting that it dates from around 1840. The property has been in our client's ownership for about the last 15 years during which time it has been a family home, home from home in Cornwall and has also provided an income via the lower ground floor apartment which is completely self-contained and does not require any interaction with the main four bedroomed house over the upper two floors.



From both of the floors of the house, from windows on the gable end elevation and to the side there are superb, elevated views down to the harbour walls and out across the expanse of blue water that is Mounts Bay framed by the Lizard Peninsula and punctuated with St Michael's Mount and St Clement's Isle in the foreground. The views can also be appreciated

from every corner of the large garden (about 0.15 of an acre) found to the south of the house. Parts of this have been left as a wildflower meadow edged with shrubs and trees with the garden laid out over two terraced levels. In the lower part is a dilapidated summerhouse which would require replacement by a new owner. In addition, there is a deck in a sheltered position on the south west facing gable of the house and a large terrace which requires finishing but the granite setts are already at the property to complete this. Lovely stone walled boundaries add to the historic feel and the garden enjoys shelter from the prevailing westerly winds.

This is one of the larger period cottages in Mousehole and is blessed with excellent views from both of the very large reception rooms, the kitchen and two of the bedrooms. Initially one passes the entrance into the lower floor apartment before arriving at a protruding porch to the side which then opens into a central hall. Off the hall is the living/dining room with dual aspect facing the sea and a door onto an old flight of granite steps descending back down to the pedestrian walkway. The kitchen runs along the side of the building but still has sea views. This floor also has a bedroom and shower room with a staircase descending to the lower ground floor where there is a laundry and store room which is perfect if one were letting the house as this could be locked up and used for changeovers and the owners personal possessions.

The first floor (ground floor to the garden at the rear) has a further vast dual aspect reception room on the sea facing side with three good sized bedrooms then extending through the rest of the building serviced by a further bathroom. Two of these bedrooms take in sea views to the side and a door from the end of the hall opens onto the deck at the upper level of the garden.



Below the main house is a two bedroomed apartment which is completely separate making it perfect for anyone wishing to carry out holiday letting to offset against the costs of ownership. Alternatively, one could bring the accommodation all back together as one as it would be relatively simple to link back through the laundry/store room that currently serves the main house but is at the same level as the apartment.

It is not at all surprising that our client has owned the home for so long as it really is one of the gems of Mousehole. In such a highly desirable village where space is at a premium, Mount Pleasant Cottage offers very generous accommodation plus a separate apartment and large garden, all set away from the bustling activity, yet it is just a moment's walk back to the sandy beach and harbourside with its surrounding shops, cafés and inn.

LOCATION

Mousehole is an extremely sought after, charismatic, classic south Cornish fishing village set around a sandy harbour with thick walls protecting the beach and active fishing fleet as well as giving shelter creating a real suntrap. The village is a stunning collection of beautiful period fishermen's cottages and houses scattered around the harbour and the quaint twisting streets behind. The village is also famed for its harbour Christmas lights and Stargazy pie!

Slightly further to the south west is Lamorna Cove and valley, famed for its potteries and beyond this is beautiful Porthcurno and the world renowned clifftop Minack Theatre perched above it. The area is scattered with delightful coves and rugged cliff top walks as well as surfing along the south and north coast and kite surfing, windsurfing and dinghy sailing from Marazion.



Around a mile along the coastal road to the north east are the towns of Newlyn and Penzance which is regarded as the capital of West Cornwall, with excellent services. Newlyn is famed for its art galleries, fishing fleet and fish market, whilst Penzance has a much broader range of shopping facilities with local and national retailers in the heart of the town and several supermarkets on the outskirts. Penzance also has private and secondary school education facilities, a hospital, mainline railway terminus (Paddington around 5½ hours) and a ferry service to the Isles of Scilly.



THE ACCOMMODATION COMPRISES **(all floor plans and dimensions are approximate)**

The property has several entrances but from the pedestrian only Mount Pleasant Street the main entrance is via a porch to the side.

PORCH. Windows on two elevations with a view to St Michael's Mount and the sea. Polycarbonate roof, painted period door to the approach, quarry tiled floor. Granite surround and granite step up to a half glazed painted period door opening to:-

RECEPTION HALL. Multi pane sash window to the side with



window seat. Ornate staircase to the first floor with cupboard below. Door to bedroom 4 and short inner hall with a staircase down to the utility room, doors to the living/dining room and a shower room and then opening out into the kitchen.

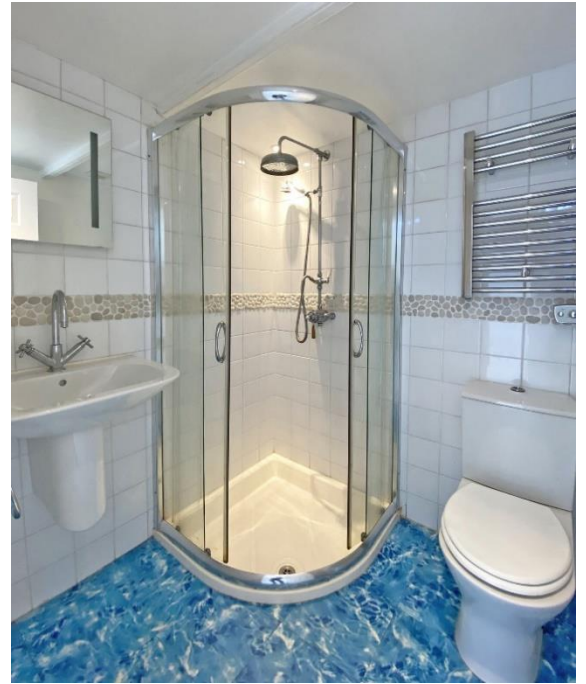


KITCHEN – 22'10" x 11' reducing to 8'6". Two sash windows to the side both with deep sills/window seats looking to the sea and St Clement's Isle. Contemporary high gloss range of a mix of white and glass fronted kitchen units under white and silvered worktops with a white ceramic sink and chrome mixer tap over. Integrated oven/grill with four plate ceramic hob and filter hood over. Painted ceiling beams. Additional door to:-

LIVING / DINING ROOM – 20'9" x 11'8". Dual aspect including a sash window with deep sill/window seat to the side enjoying a sea view and a broad run of windows and half glazed door looking over the village to the rocky coastline, sea and St Michael's Mount. The door opens onto a granite flight of steps which descend to the pedestrian access. Painted beamed ceiling, contemporary electric fire, additional door returning to the hall.



BEDROOM 4 – 10'3" x 9'7". Two sash windows to the side, one with window seat, fitted shelving, recessed wardrobe, cupboard housing the electrics.



SHOWER ROOM. Curving glazed screened shower enclosure with chrome rain head mixer shower. White wc, white cantilevered wash basin with chrome mixer tap. Chrome electrically heated towel rail, extractor fan, white tiled walls where necessary with pebble feature strip.

LOWER GROUND FLOOR

UTILITY ROOM – 10'9" x 7'. Approached via the staircase down from the reception hall with a small lobby at the base then leading through a half glazed door to the rear. Window borrowing light from the kitchen above. Long fitted white worktop with space below for a washing machine and tumble dryer. Cupboards, stainless steel sink and drainer with chrome taps and white splashback behind. Fitted laundry cupboards.



FIRST FLOOR

LOUNGE – 20'9" x 11'8". Enjoying the best views in the building with large windows on two elevations between them looking down to the harbour to St Clement's Isle and across the foreshore and across Mounts Bay to St Michael's Mount with the Lizard Peninsula beyond. 8' high ceiling with canopied edges, balustrade over the staircase, former fireplace now with a woodburning stove sat on a slate hearth although not currently connected to a flue as a new one would need to be installed. Lobby at the top of the stairs with a door to bedroom 1 and further door to a bedroom hall.



BEDROOM 1 – 11'5" x 11'. Window to the side looking to St Clement's Isle and the sea, canopied ceiling edge.

BEDROOM HALL. Various cupboards for storage and also housing the hot water cylinder. Doors to:-

BEDROOM 2 – 11'6" x 10'8". Window to the side facing St Clement's Isle and the sea. Canopied ceiling edge. Fitted wardrobes with brushed steel fronts.



BEDROOM 3 – 11' x 8'. Dual aspect including a sash window to the inland side but with a pretty view over gardens to trees and further sash window overlooking Mount Pleasant Cottage's own garden. Canopied ceiling edge, large loft access hatch with pull-down ladder. We are informed that the loft is about half boarded.



BATHROOM. Modern white sanitaryware including a wc, bidet and circular wash basin with chrome mixer tap set onto a washstand with tiled surround. Large bath with chrome mixer tap and tiled surround. Multi pane window to the inland side but still with a pretty outlook. Chrome electrically heated towel rail.

LOWER GROUND FLOOR APARTMENT

KITCHEN / RECEPTION ROOM – 29'2" x 11'5". Two windows to the side and a pair of glazed doors. Slate tiled floor. High gloss white range of kitchen units under a roll edged pale green worktop with a white ceramic sink and drainer with chrome mixer tap. White tiled splashback, space for a dishwasher. Integrated electric oven/grill and four plate ceramic hob with filter hood over. Cupboard with space and plumbing for a washing machine. Areas of glass brick walls sharing light with the shower room and bedroom 2. Doors to:-

BEDROOM 1 – 11' x 9'6" reducing to 8'9". Window to the side with deep sill below, slate tiled floor.

BEDROOM 2 – 9'7" reducing to 7'7" x 8'. Window to the side with deep sill, slate tiled floor, fitted hanging and shelving space.

SHOWER ROOM. Glazed screened and tiled shower enclosure with a Mira Sport shower. White wc, white cantilevered wash basin with chrome mixer tap. White tiled walls with a feature strip, slate tiled floor, extractor fan, chrome electrically heated towel rail.

OUTSIDE



To the rear of the property enjoying an open southerly aspect, is a delightful garden, much larger than one would expect of a property in Mousehole. Immediately outside of the south west facing rear gable is a deck and a terrace for completion by a new owner with granite

setts already on site to finish this small project. Beyond this is a very pretty garden designed around wildflowers with historic walled and hedged boundaries. The garden takes in sensational sea views and enjoys shelter from the prevailing westerly winds. There are two terraces of garden divided by planted beds, with the lower area also having a dilapidated summerhouse which would benefit from replacement.

In all, about 0.15 of an acre.



Not to scale – for identification purposes only.

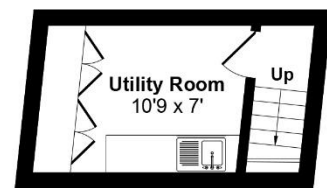
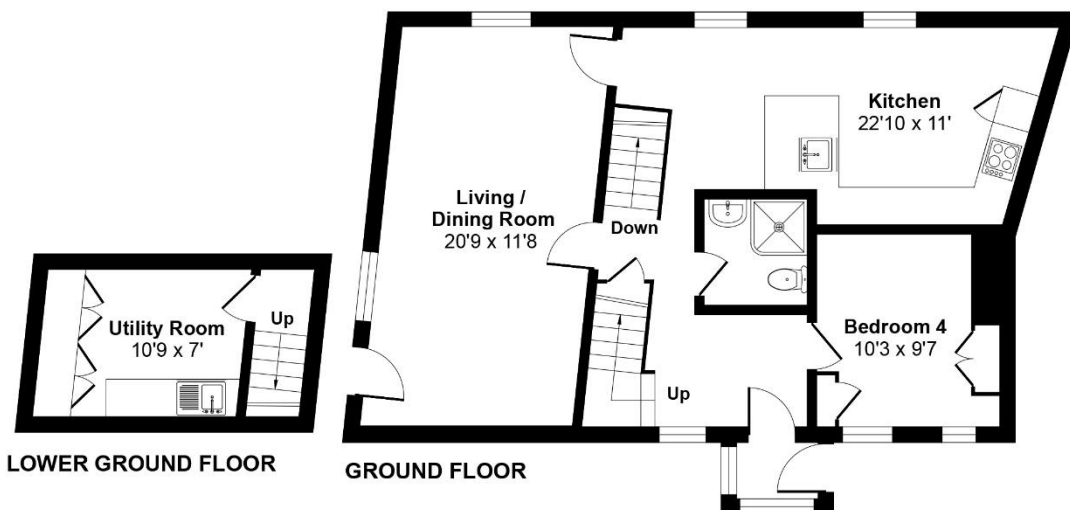
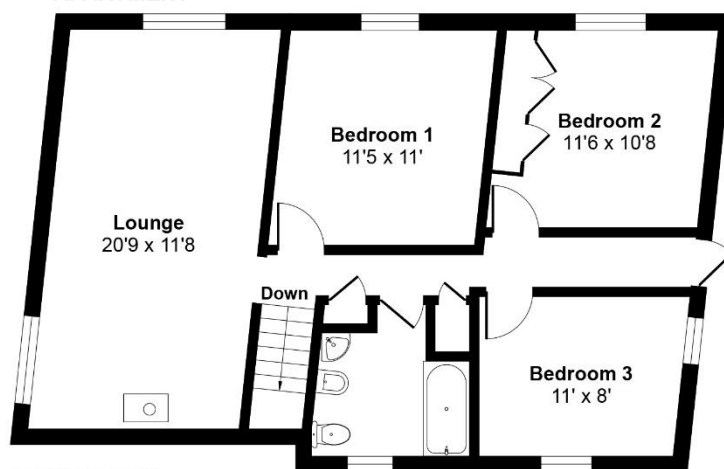
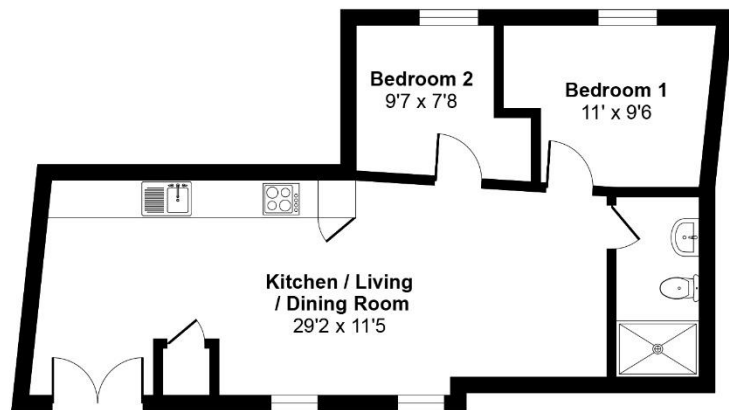
Mount Pleasant Street, Mousehole, Penzance

Approximate Area = 1599 sq ft / 149 sq m

Annexe = 540 sq ft / 50 sq m

Total = 2139 sq ft / 199 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Lillcrap & Chilcott. REF: 717162

GENERAL INFORMATION

VIEWING – Strictly by prior appointment through: Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. E-mail: sales@lillicrapchilcott.com.

POST CODE – TR19 6SA.

SERVICES – Mains water, drainage and electricity. For Council Tax see www.mycounciltax.org.uk.

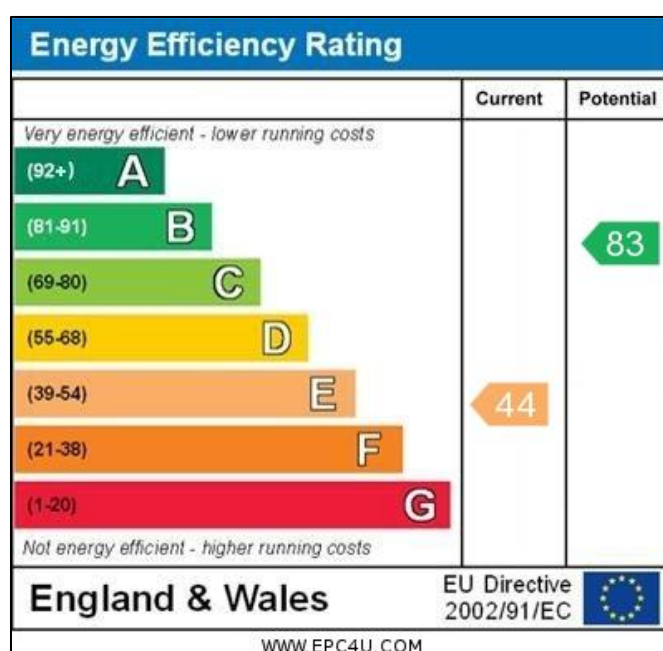
DIRECTIONS – Upon approaching Mousehole please park in the main car park on the edge of the village. Proceed on foot to the harbourside and continue to follow the principal road leading through the village which bears to the right as you leave the harbourside and then bears to the left again. Just after a courtyard on the right hand side with an historic red telephone box turn right onto a pedestrian walkway and Mount Pleasant Cottage will be found just before the top on the left hand side.

AGENT'S NOTE – The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy.

OFFICE OPENING HOURS – Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**

THE PROPERTY OMBUDSMAN

Approved Redress Scheme



Not to scale – for identification purposes only.
For reference only, not to form any part of a sales contract.

