



# LILLICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA9079

£315,000

**Rosies Cottage, 5 Lynwood Cottages,  
Mousehole Lane, Mousehole, Penzance, Cornwall, TR19 6TS**

**FREEHOLD**



**Just a short stroll from the picturesque, unspoilt, traditional Mousehole harbour with its winding streets and period fisherman's cottages; a charming mid-terraced 2 bedroomed cottage with a long south west facing front garden. Beautifully presented, full of character and to be sold with no onward chain.**



**SUMMARY OF ACCOMMODATION – In all, about 632sq.ft.**

**Ground Floor:** living room, kitchen, rear lobby/utility.

**First Floor:** 2 bedrooms, family shower room.

**Outside:** long south west facing front garden, paved sun terrace.

**DESCRIPTION**

Rosies Cottage was built, we understand, between 1880 and 1900 and has been in our clients family's ownership for over 90 years.

Situated on the fringes of the village of Mousehole yet just a short stroll from the narrow winding streets, pretty fisherman's cottages, several restaurants, delis and pubs and the incredibly picturesque harbour which is famed for its Christmas lights.

From Mousehole Lane, a wooden pedestrian gate opens to a gravelled pathway with a pretty lawned garden to the side which adjoins a paved sun terrace to the front of Rosies Cottage. At the end of the gravelled pathway a front door opens to the living room with exposed stone wall with a raised heath and a beamed and boarded white painted ceiling. From here, a door opens to the kitchen which has the staircase to the first floor and a range of wall and base units and integrated appliances. From the kitchen there are two doors opening to the rear lobby/utility which has a stable door opening to the rear pathway.

The first floor landing leads to the two bedrooms with the principal bedroom having two windows overlooking the front garden whilst the second bedroom, which is a single, overlooks the rear. There is also a well appointed shower room.

Rosies Cottage offers prospective purchasers the chance to purchase a charming cottage just a short walk from Mousehole harbour which would make an ideal home or could undoubtedly return a healthy rental income.

**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 fisherman'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 cliff top 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.



*Mousehole Harbour*

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

From the public highway a recessed pedestrian gate with bin storage area to side opens onto a gravelled pathway leading to the front door. There is a pretty area of lawned garden to the side and a west facing sitting out terrace. Door to:-

**ENTRANCE VESTIBULE.** Inset door matwell, obscure glazed multi paned door to:-



**LIVING ROOM – 13'1" x 10'2"**. Beamed and boarded ceiling, window to front, exposed stone wall with raised hearth and space for electric fire. Picture rail, dado rail, electric heater. Door to:-



**KITCHEN – 13'1" x 10'3"**. A fitted range of wall and base units with inset sink drainer unit with mixer tap over and tiled surround, oven, four ring hob and extractor over. Roll edge worktops. Beamed and boarded ceiling. Understair area with space for freestanding fridge, staircase to first floor. Stable door to rear lobby/utility and separate double doors opening to:-

**REAR LOBBY / UTILITY – 13'5" x 3'4"**. Space and plumbing for washing machine, tiled floor, stable door to rear pathway.

From the kitchen stairs lead up to:-

### **FIRST FLOOR**

**LANDING.** Doors to:-



**BEDROOM 1 – 13'5" x 9'8"**. Two windows to front, electric panel heater, ceiling light point.

**BEDROOM 2 – 11'8" x 7'1"**. Single bedroom with window to rear, ceiling light point.

**SHOWER ROOM.** Low flush wc, pedestal wash hand basin with mixer tap and mirror and light over, heated towel rail, shower cubicle with Mira Play shower, window to rear, ceiling light point. Cupboard housing water tank with fitted immersion.

### OUTSIDE

The majority of the outside space lies to the front where a wooden pedestrian gate opens to a long lawned garden with mature hedging to one side, a gravelled path and close board fencing to the other and a paved sun terrace to the front of Rosies Cottage. This area faces south west and is perfect for alfresco dining.

### 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 6TS.

**SERVICES** – Mains water, electricity and drainage are connected. Electric panel heaters and hot water via immersion heater. Superfast Broadband.

**COUNCIL TAX BAND** – B (see [www.mycounciltax.org.uk](http://www.mycounciltax.org.uk)).

**DIRECTIONS** – There are two ways to access Rosies Cottage but from the centre of the village proceed up the hill which is Mousehole Lane passing the primary school on your right hand side and after a short distance Lynwood Cottages will be on your right hand side, before the left hand turning to Parc An Gate.

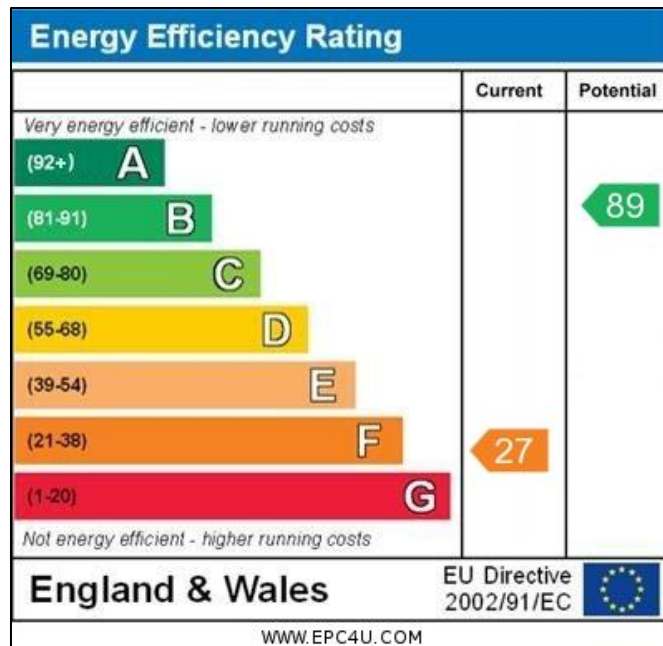
**AGENT’S NOTE 1** – The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, 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.

**AGENT’S NOTE 2** – Rosies Cottage enjoys a pedestrian right of way across the rear of 1, 2, 3 & 4 Lynwood Cottages. Likewise, 6 & 7 Lynwood Cottages enjoy a right of way across the rear of Rosies Cottage (5 Lynwood Cottages).

**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

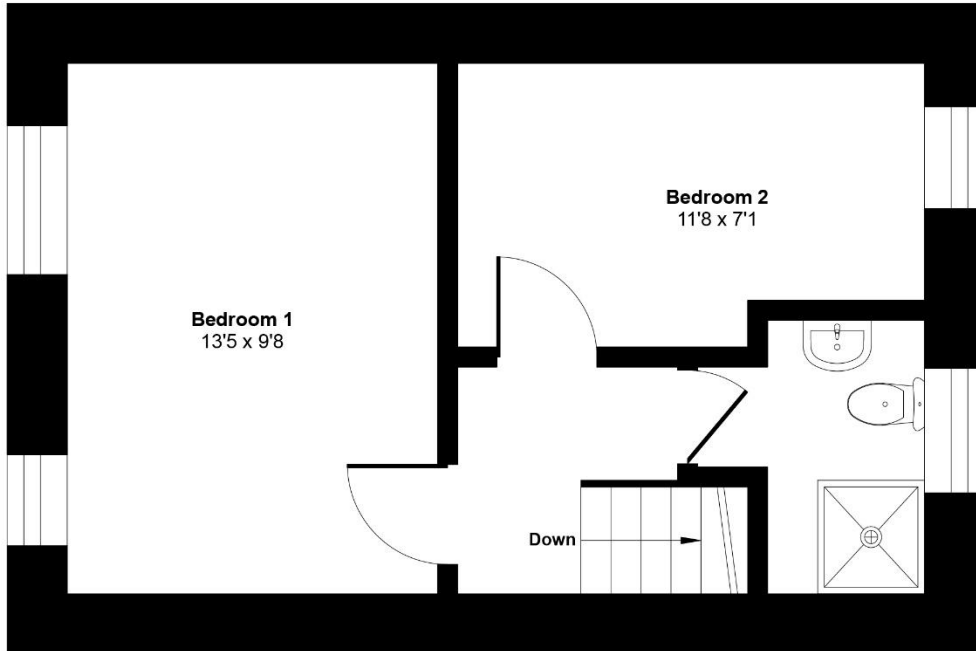


Not to scale – for identification purposes only.

# Lynwood Cottages, Mousehole Lane, Mousehole

Approximate Area = 632 sq ft / 59 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Lillicrap & Chilcott. REF: 868058

