



# THE GARDEN HOUSE

THE PARADE, MOUSEHOLE, CORNWALL

  
LILLICRAP CHILCOTT  
THE CORNWALL ESTATE AGENT





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A magical opportunity to acquire an amazing detached 4 double bed roomed non-Listed period house set in beautiful walled gardens with spectacular south easterly views to St Clement's Isle, Lizard Point, Porthleven and out to open sea.

## SUMMARY OF ACCOMMODATION – In all, about 2375 sq.ft.

**GROUND FLOOR** Living room, open-plan kitchen/dining room, utility room, study/bedroom 4, ensuite shower room, further ground floor wc.

**FIRST FLOOR** Principal bedroom with en-suite bath/shower room, 2 further double bedrooms and a family bath/shower room.

**OUTSIDE** Large sea facing terrace leading to a profusely stocked walled garden with exceptional sea views and complete privacy. Small rear courtyard with an outdoor shower, and gate onto The Parade.

Viewing strictly by appointment through the vendor's Sole Agent:

### Lillicrap Chilcott

Landrian House, 59-60 Lemon Street, Truro, TR1 2PE.

Tel: 01872 273473

Email: [sales@lillicrapchilcott.com](mailto:sales@lillicrapchilcott.com)

[www.lillicrapchilcott.com](http://www.lillicrapchilcott.com)





## 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.





## DESCRIPTION

The Garden House is one of Mousehole's finest properties having undergone a complete and thorough schedule of works including new air source heating system, underfloor heating, rewiring and replumbing, a complete redesign of the accommodation plus exceptional new kitchen and beautifully appointed bathrooms.

Located in the centre of Mousehole but completely discreet and unassuming from the roadside, The Garden House is a true gem with high walled gardens which are profusely stocked with broad sun terrace with southerly aspect above which are a peaceful, and incredibly private oasis, whilst being centrally located only moments from Mouseholes quintessential idyllic sandy harbour.

The accommodation which is impeccably presented having been renovated and redesigned comprises on the ground floor beautiful sitting room with log burner set in an inglenook granite fireplace with large double glazed sash windows with views over the broad sun terrace, walled gardens and out to sea. Sliding pocket doors open to reveal a beautifully appointed kitchen/dining room with high ceiling, large sash windows enjoying beautiful views with the stylish and exquisitely specified kitchen to one end. Also on the ground floor is the study/bedroom 4 with shower en-suite. This room also has a door opening to the broad sun terrace. There is also a further ground floor wc, useful utility room with door to rear courtyard and plantroom beyond.



A turning staircase opens to a large light landing providing access to the principal bedroom with large sash windows to the front elevation enjoying spectacular views over the walled garden to St Clement's Isle and the sea and coastline beyond, as well as a lavishly appointed bath/shower en-suite with a freestanding bath set directly in front of the window to enjoy fabulous views whilst one relaxes. Also on the first floor are two further double bedrooms, both with spectacular views with bedroom 2 also benefiting a side window with views to St Michael's Mount. There is also a family bath/shower room again with the bath set below the sash window.

In front of The Garden House is a broad south facing sun terrace with granite steps descending to a beautiful, profusely stocked and incredibly private walled garden with various seating areas, perfect for barbecues and alfresco dining. To the rear of The Garden House is a small rear courtyard which houses the air source heat pump and a hot and cold outdoor shower. From here a gate opens on to The Parade, there is also a side gate which opens from the broad sun terrace out onto The Parade too.

**Seldom do sea facing properties such as The Garden House with incredibly private walled gardens with immaculate, stylish and lavishly appointed accommodation become available for sale, particularly those in such coveted coastal locations and a viewing is therefore wholeheartedly recommended in order to fully appreciate the views, the position and the high level of presentation.**





## THE ACCOMMODATION COMPRISES

(all dimensions are approximate)

From the sea facing terrace granite steps lead to the front door opening into the:-

**LIVING ROOM** Large double glazed sash window to the front elevation with views over the sun terrace and out to sea with deep sill and window seat, inglenook granite fireplace with log burning stove set on a granite hearth. Engineered oak parquet flooring with underfloor heating. Staircase rising to the first floor, door opening into bedroom 4/study with en-suite shower, full flight of stairs ascend to the ground floor wc and storage cupboard and pocket doors open into the:-

**KITCHEN / DINING ROOM** With large sash window enjoying superb views over the sun terrace and walled garden beyond. Again with a deep sill with built-in seating. The beautifully appointed kitchen comprises white base units set under marble worktops with matching wall units, plus undermounted stainless steel sink with hot and cold mixer tap, built-in wine cooler, space for American style fridge freezer, Rangemaster oven and pantry cupboard with bifold doors, built-in drawers and built-in microwave. Continuation of the engineered oak flooring again with underfloor heating. From the kitchen steps rise into the:-

**UTILITY ROOM** With white painted wooden base units this time set under oak worktops with hot and cold mixer tap over undermounted Belfast sink. From here a door opens to the rear courtyard and a further cupboard housing the property's plumbing.

**BEDROOM 4 / STUDY** Accessed by a separate front door from the sun terrace or via an interconnecting door from the living room. A brilliant room with high ceiling, high level windows, built-in shelving. Steps rise to the:-

**EN-SUITE SHOWER ROOM** Low flush wc, wash hand basin mounted on vanity unit with marble counter and hot and cold mixer tap. Large walk-in shower with frosted glazed enclosure with rain head and handheld attachments. Heated towel rail and electric underfloor heating.

**GROUND FLOOR WC** Low flush wc, wash hand basin mounted on pedestal with hot and cold taps.

## FIRST FLOOR

Turning staircase ascends to the first floor where a large light open landing gives access to three double bedrooms including the principal bedroom.

**PRINCIPAL BEDROOM** Large light room with high barrelled ceiling, obscure glazed double glazed window to the rear elevation plus double glazed sash window to the front enjoying superb views over the sun terrace, walled garden, out to sea and brilliant views of St Clements Rock and Lizard Peninsula.

**EN-SUITE BATH / SHOWER ROOM** Low flush wc, freestanding bath with telephone style handheld shower attachments. Large walk-in shower with rain head and handheld attachments. His and hers sinks with hot and cold mixer taps mounted on pedestals with marbled shelving behind.

**BEDROOM 2** A lovely light room again with barrelled ceiling and double glazed window overlooking gardens and expansive sea and coastal views.

**BEDROOM 3** Large double bedroom with barrelled ceiling with a good sized sash double glazed window to the front elevation, enjoying superb sea and coastal views with a further window on the side elevation looking back towards St Michael's Mount.

**FAMILY BATH / SHOWER ROOM** A light and airy room with freestanding bath below a large double glazed sash window where one can enjoy superb sea and coastal views from the bath. Corner shower with rain head and handheld attachments with glazed enclosure. Low flush wc and wash hand basin mounted on pedestal with hot and cold mixer taps.



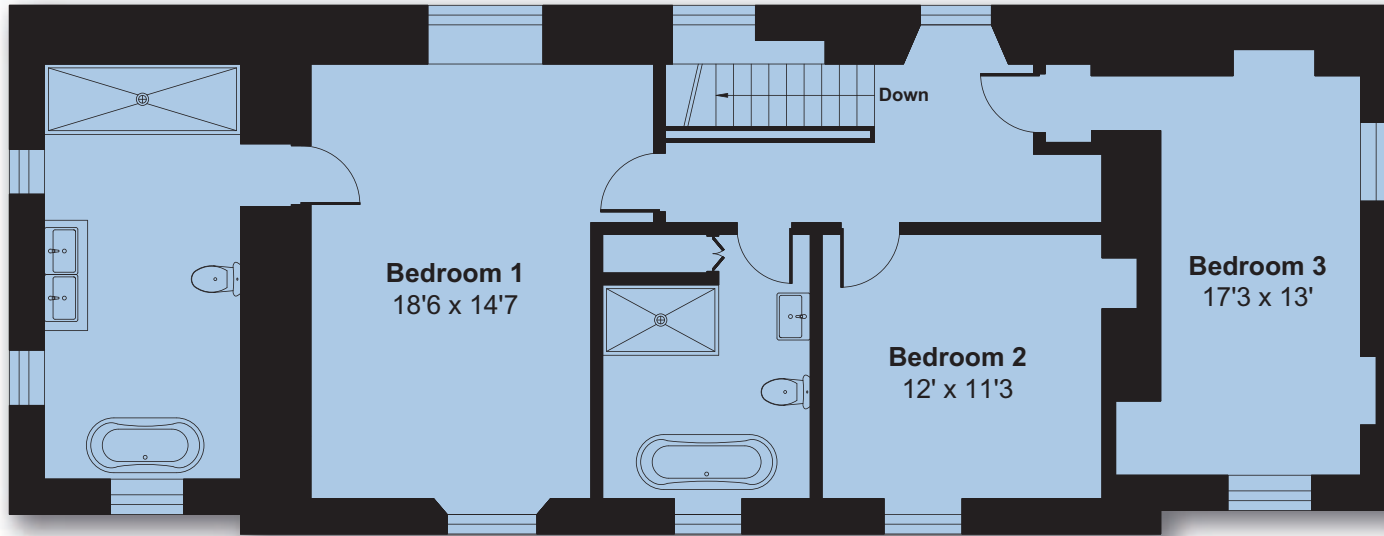




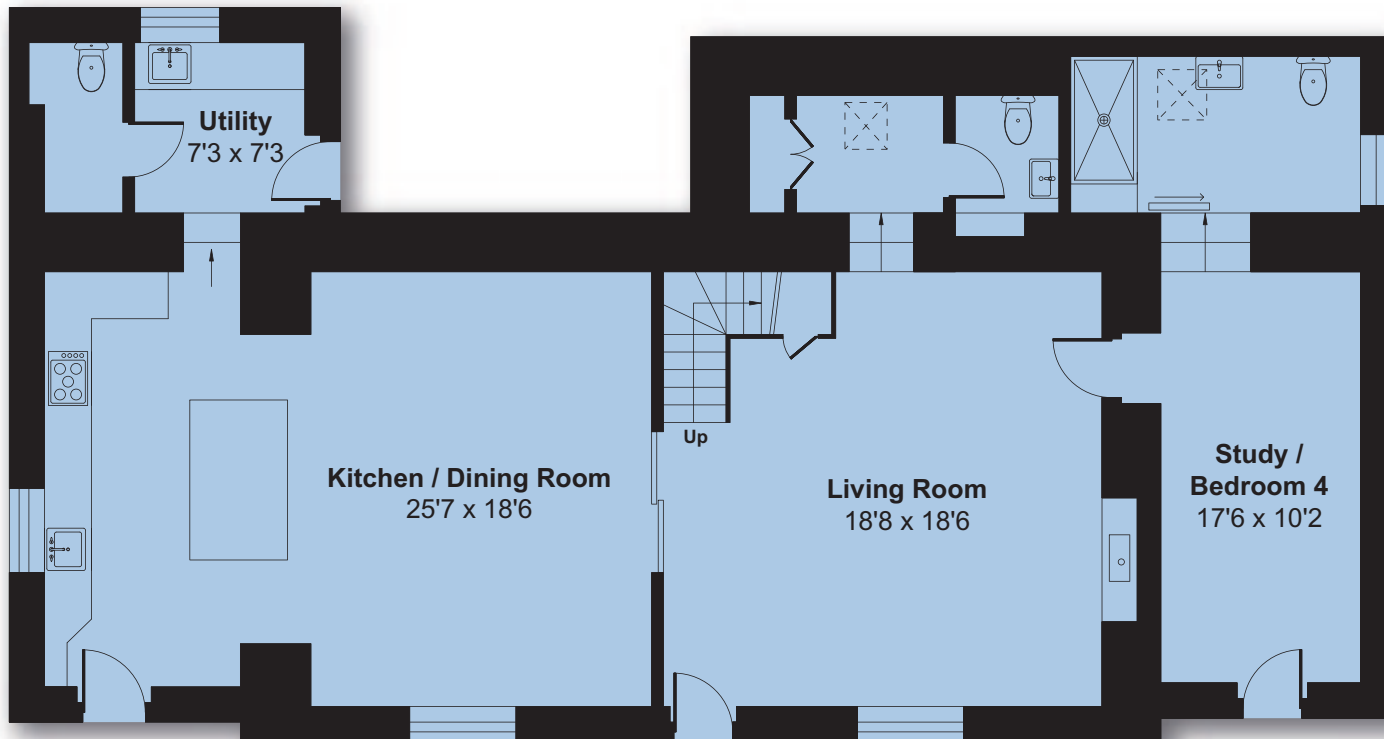
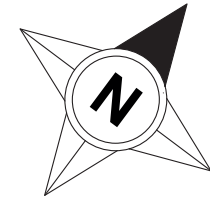


# THE GARDEN HOUSE THE PARADE, MOUSEHOLE CORNWALL

Approximate Area = 2375 sq ft / 220.6 sq m  
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
92-100	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	83	89
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## OUTSIDE

From the east side entrance gate opening onto a broad sun terrace with fantastic views over the walled garden and out to sea including brilliant views of St Clement's Isle. From the broad sun terrace, granite steps descend to the lower garden which is exceedingly well stocked and very private with a meandering path through with various seating areas set within the beautiful walled garden which is an absolute oasis.

To the rear of the garden house is a small courtyard, with outdoor shower, perfect for washing off post sea swim. This courtyard also houses the air source heat pump and has a gate out on to The Parade. From here it is only a very short walk into the centre of Mousehole and the harbour.















## 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

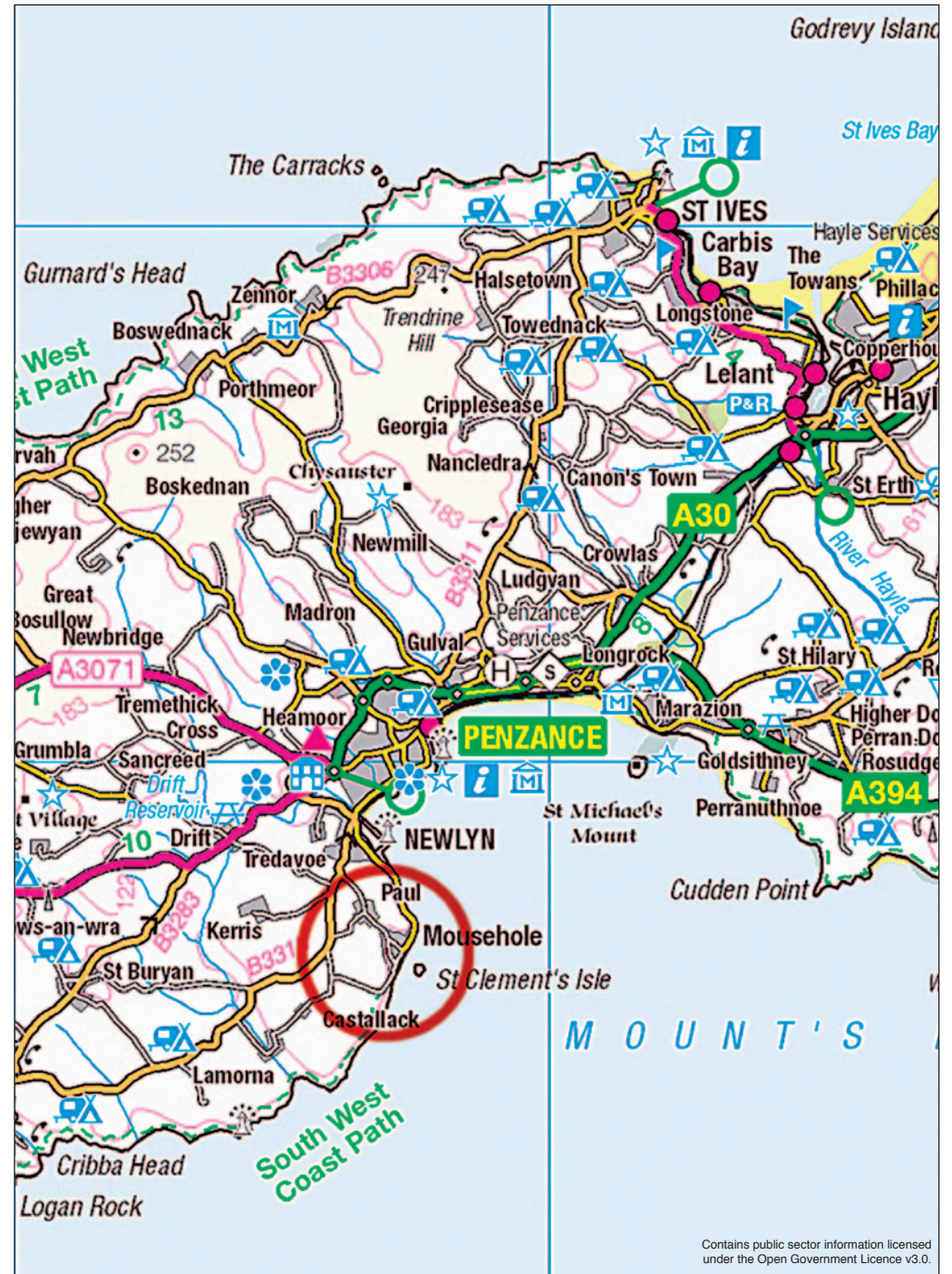
TR19 6PP.

### SERVICES

Mains water, electricity, drainage and air source heat pump.  
COUNCIL TAX BAND E (see [www.mycounciltax.org.uk](http://www.mycounciltax.org.uk)).

**DIRECTIONS** Upon entering Mousehole, proceed along past the Old Coastguard Inn where after a short distance The Garden House is discreetly located on the left hand side accessed via a side gate or rear gate into the courtyard.  
**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.





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