



**Brook Street, Mousehole, TR19 6QY**

**Guide Price £295,000**

**HUNTERS<sup>®</sup>**  
**EXCLUSIVE**



# Welcome to Your Escape to the Coast

**Guide Price £295,000**

Tucked away in the heart of Mousehole — a postcard-perfect Cornish fishing village famed for its seafaring legends and enchanting harbour lights each Christmas — this exquisite one-bedroom cottage is a home that feels truly special from the very first glance, and even more so once inside. Beautifully presented and updated to an exceptional standard throughout, it perfectly blends timeless character with refined coastal charm. The accommodation offers a generous double bedroom, a stunning open-plan reception space incorporating kitchen, dining and living areas, and a beautifully appointed en-suite bathroom. Whether as a cherished main residence, an idyllic Cornish bolt-hole, or a lucrative holiday let investment, this is a rare opportunity to own a truly magical slice of village life.







### The Property

Wander down Brook Street, a charming and traditional side lane just moments from the harbour, and you'll find this delightful cottage waiting to be discovered. A stable-style door opens into the inviting main reception space, where character takes centre stage — beamed ceilings, exposed stonework and a sweet window seat create that quintessential Cornish cottage feel so many buyers hope to find. The living area is perfectly arranged for unwinding with a good book and a glass of wine after a day exploring the coast, flowing seamlessly into a defined dining space and a beautifully appointed kitchen, styled in a way that feels both modern and wonderfully cosy. Practicality is thoughtfully considered too, with a useful storage cupboard tucked neatly beneath the stairs.

Upstairs, the charm carries on effortlessly, with beautiful character touches, including an exposed beam, a striking stone feature wall, original floorboards underfoot, and yet another inviting window seat — the perfect spot to pause and reflect. The bedroom itself is an excellent size, offering both comfort and practicality, with a handy built-in cupboard over the stairs providing clever storage. The bathroom is equally impressive, finished to a high standard with sleek, contemporary fittings. Fully tiled for a crisp, clean look, it features a white suite comprising a dual-flush WC, hand wash basin, and bath — a stylish and relaxing space to unwind at the end of the day.

### The Location

Discover Mousehole: A Picture-Perfect Cornish Haven

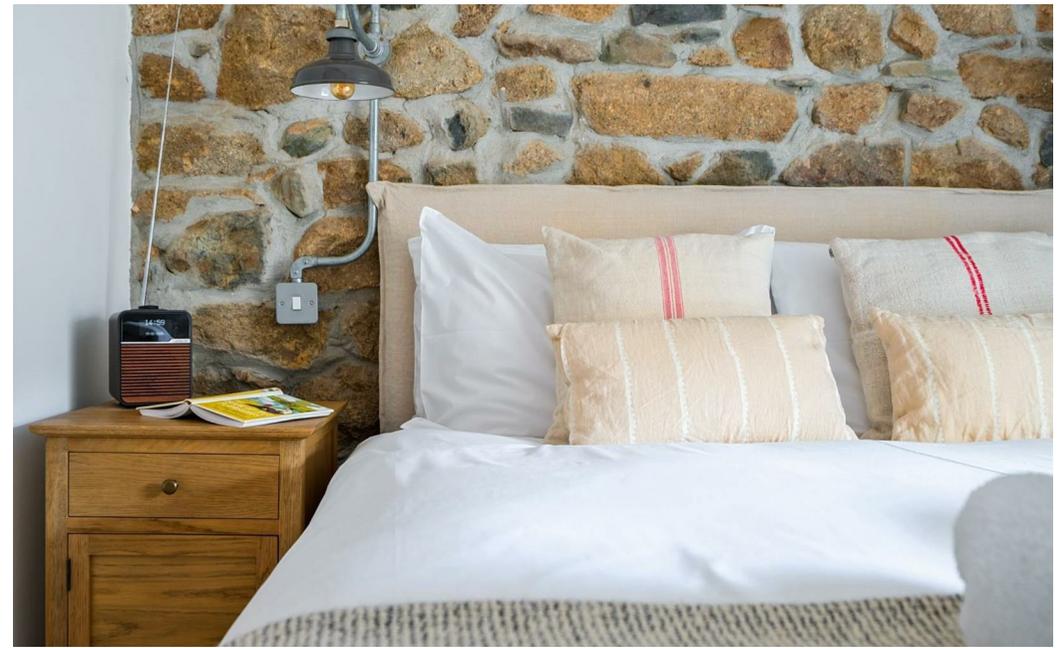


Nestled on the rugged southwest coast of Cornwall, Mousehole (pronounced "Mowzel") is a storybook fishing village where time seems to slow down. With its narrow, winding streets, honey-hued granite cottages, and a picturesque harbour that twinkles with lights at Christmas, it's easy to see why Dylan Thomas called it "the loveliest village in England."

The village is perfect for those who love the outdoors, with stunning coastal path walks offering breathtaking sea views, while artists and photographers are drawn here for the ever-changing light and dramatic landscapes. The calm waters of the harbour make it ideal for paddleboarding and kayaking, while keen cyclists can take on the rolling Cornish countryside.

Despite its quiet charm, Mousehole is well connected. It's just three miles from Penzance, where you'll find larger supermarkets, a hospital, and a mainline train station offering direct services to London Paddington. St Ives is around a 30-minute drive—perfect for a day out exploring art galleries and sandy beaches. For those needing to travel further afield, Newquay Airport is about an hour's drive away, providing flights to major UK cities and some European destinations.

Families will find excellent local schools, with Mousehole Primary School in the village itself and a range of secondary options in nearby Penzance. Food lovers will be spoilt for choice, with cosy pubs and seafood restaurants serving up the freshest local catch.



If you dream of living by the sea, where a stroll along the harbour is part of daily life, Mousehole offers an unbeatable setting. Whether you're an artist inspired by the landscape, or a retiree looking for tranquillity, this friendly coastal community has something for everyone.

#### Useful Information

EPC 29F (potential 96A)

Local Authority: Cornwall Council

Council Tax Band: Business Rates Since 21 Nov 2020. Previously A.

Construction: Granite and slate

Listed? Yes - Grade 2 listed According to Cornwall Council Interactive Maps

Conservation Area? Yes - According to Cornwall Council Interactive Maps

Services: Mains electricity, water, and drainage

Heating: Electric

Mobile Signal: According to Ofcom Mobile Checker Three (good outdoor and in-home), EE (good outdoor), 02 (variable outdoor), Vodafone (variable outdoor)

Broadband: According to Ofcom broadband checker ultrafast broadband with download speeds of upto 1800 Mbps and upload speeds of 220 Mbps may be available at this postcode and address.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>96</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>		<b>29</b>	
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**DISCLAIMER**

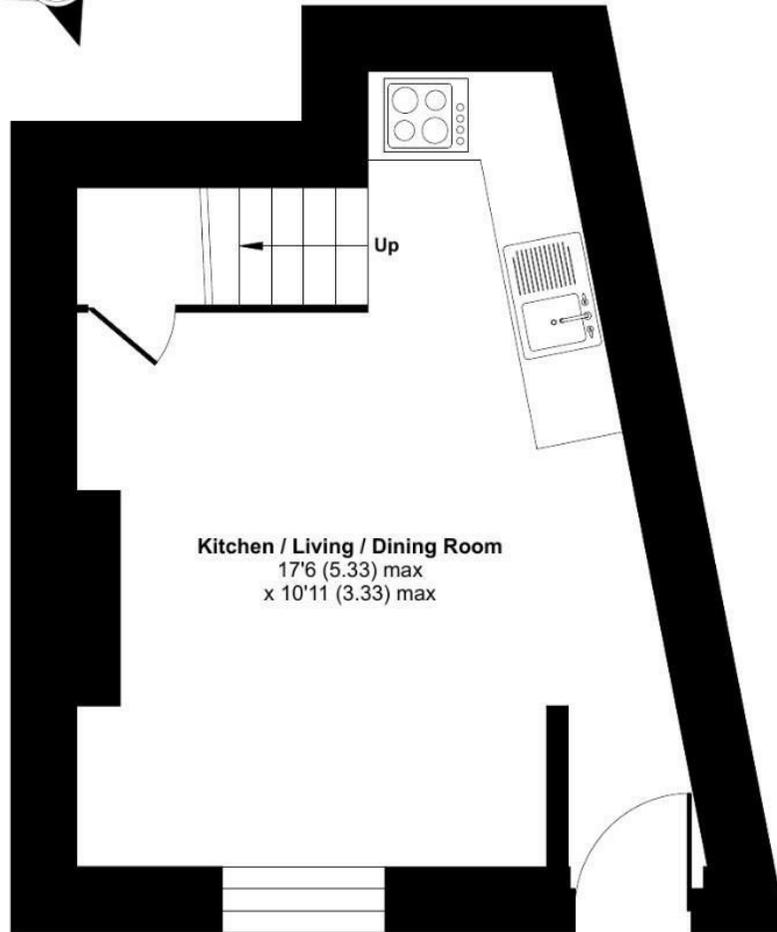
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**HUNTERS**<sup>®</sup>  
EXCLUSIVE

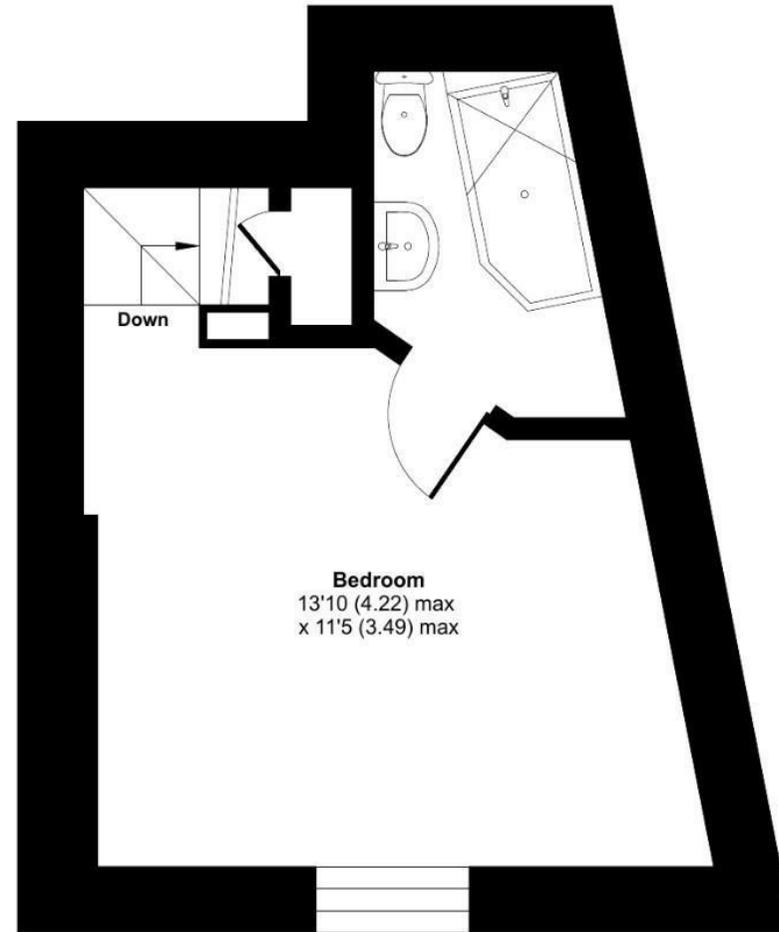
# Brook Street, Mousehole, Penzance, TR19

Approximate Area = 410 sq ft / 38 sq m

For identification only - Not to scale



**GROUND FLOOR**



**FIRST FLOOR**

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2026. Produced for Hunters. REF: 1417715

## **Viewing Arrangements**

Strictly by prior appointment only through the agent Hunters  
01736 800919 | Website: [www.hunters.com](http://www.hunters.com)

**HUNTERS**<sup>®</sup>  
**EXCLUSIVE**

Approx 40 yards from the property - Mousehole Harbour

**HUNTERS**<sup>®</sup>  
EXCLUSIVE