

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

## Market House

Mousehole, Cornwall, TR19 6RF

Guide Price £349,000



Council Tax:



# Welcome to Market House

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Guide Price £349,000



## The Property

Tucked away along the enchanting, winding streets of Mousehole lies a truly wonderful Cornish gem. Instantly appealing with its double-fronted, freshly painted exterior, and classic box sash windows, this cottage certainly makes a good first impression.

Step inside and you're greeted by a wonderful sitting room, where painted stone walls, wood beams, and a characterful wood-burning stove create an irresistibly cosy retreat — ideal for unwinding with a good book and a pot of Cornish tea as the evening draws in.

The kitchen/breakfast room is both inviting and practical, offering a generous range of countertops, built-in shelving, and ample storage — a delightful space to prepare a leisurely breakfast or entertain with ease.

Upstairs, two spacious double bedrooms provide restful sanctuaries, one of which enjoys access to a charming, albeit very small, terrace area — the perfect spot for morning coffee or quiet contemplation. The recently updated shower room is a standout feature, showcasing a striking stained glass window that adds a unique and colourful flourish.

This is the quintessential Cornish cottage — brimming with character, beautifully presented, and ready to welcome its next custodian.

## 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 the sound of waves is your morning alarm and a stroll along the harbour is part of daily life, Mousehole offers an unbeatable setting. Whether you're an artist inspired by the landscape, a retiree looking for tranquillity, or a family wanting a friendly coastal community, this hidden gem has something for everyone.

Tel: 01736 800919

## Useful Information

Local Authority: Cornwall Council

Council Tax Band: Currently registered for business rates (used as a holiday let). Previous Council Tax Band 'B'

Tenure: Freehold

Type of Property: end of terrace, cottage

Construction: Stone brick and mortar

Listing Status: Grade 2 listed

Conservation Area? Yes, according to Cornwall Council Interactive Map

Services: Mains electricity, water, and drainage.

Broadband Speed: Approx 16 Mbps

Mobile Signal: No mobile signal at the property, signal available approx 40/50 meters from the property

Heating: Electric storage heater & woodburner

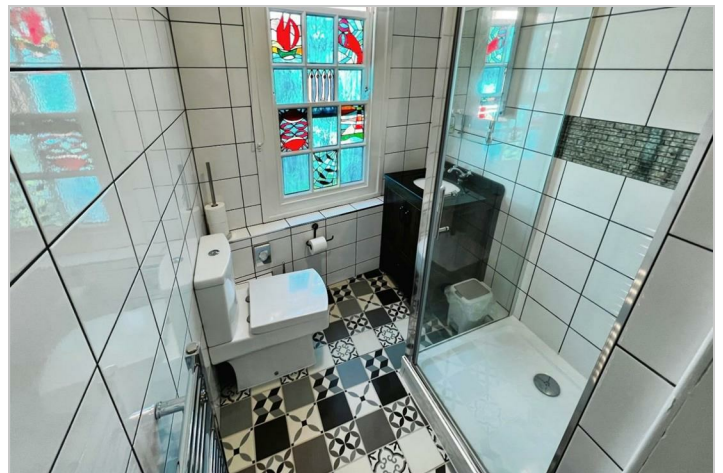
Designated parking? No. Council carpark approx 500m away.

Energy Performance Certificate: 35 F valid until 12 October 2031 (potential for 82 B)

Based on information which has been provided by the seller and, while believed to be correct, should not be relied upon. Buyers are advised to conduct their own due diligence and instruct a solicitor to verify all details through the usual searches etc.

## About Hunters West Cornwall

Hunters West Cornwall is a locally owned, independently run franchise, proudly part of Hunters, one of the UK's favourite nationwide agents. We combine professionalism and efficiency with a fresh and fun approach. Our bespoke marketing strategies leverage cutting-edge technology, professional photography, and social media influence to maximise exposure. As proud Cornish locals, we actively support community projects and sports initiatives, reinvesting in the area we call home. Backed by Hunters' national network, we offer the perfect blend of local expertise and far-reaching marketing power. We feel fortunate to be regularly entrusted to market some of Cornwall's very finest homes. If you are looking to sell or let a property in the local area, please get in touch! We'll be more than happy to pop out and see you, for a free, no-obligation valuation and chat :)



Road Map



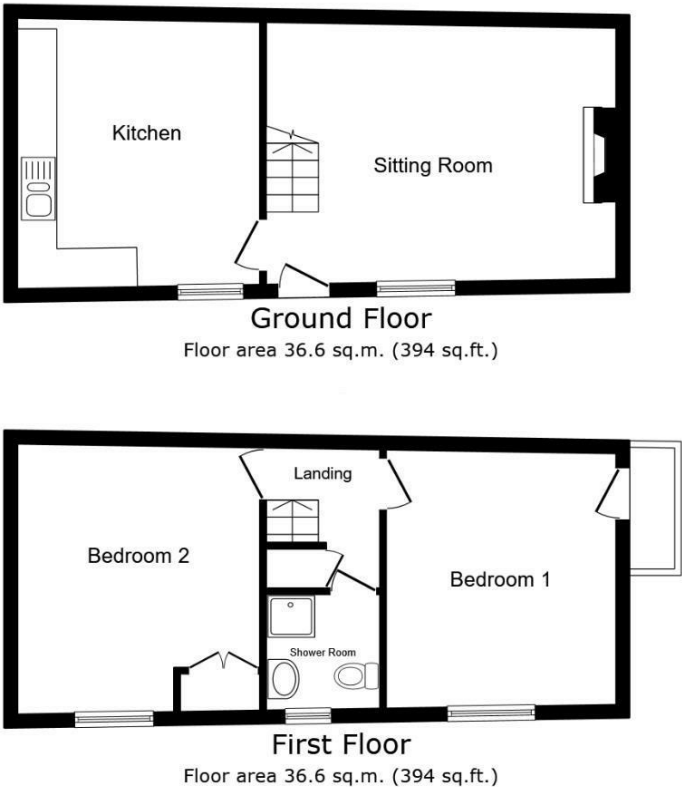
Hybrid Map



Terrain Map



Floor Plan



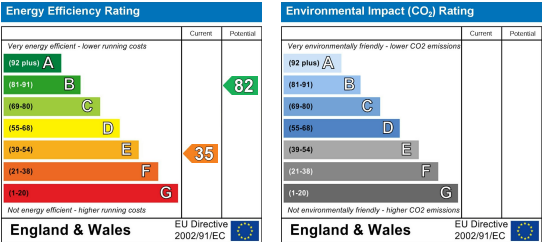
Total floor area: 73.2 sq.m. (787 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Viewing

Please contact our Hunters West Cornwall Office on 01736 800919 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.