

pure cornwall

FOR SALE FREEHOLD £214,950

NEWLYN, PENZANCE.



DESCRIPTION

A charming cottage located in the fishing village of Newlyn. Located just above the harbour, Cresta House boasts superb views across Mounts Bay towards St Michael's Mount. The cottage was extensively refurbished in July 2007 and benefits from double glazing and full gas central heating and has since been successfully run as a 4 star holiday let for the last 3 seasons. The cottage will be offered for sale fully furnished with the option to continue the successful holiday letting business.

Turnover for 2009 was £16,000 and is expected to be higher for the 2010 season.

THE AREA

Newlyn is home to one of the largest fishing fleets in the United Kingdom, with over 40 acres of harbour. The industry is one of the most important in the county, contributing millions of pounds to the Cornish economy each year. All sorts of fishing vessels can be seen in the harbour - beam trawlers, long liners, crabbers and even small open boats used for hand-lining for mackerel in the Bay.

All overlooked by white painted or stone faced granite cottages, separated by narrow alleys often too steep or narrow for a motor car, the ancient medieval harbour walls are dwarfed by the walls of the North and South Piers constructed a hundred years ago.

Newlyn has a number of shops, a bank and a post office as well as a number of pubs and restaurants. It has a successful primary school and private education can be found at The Bolitho School in Penzance. The cottage is approximately 1.5 miles from the mainline station at Penzance, which has a direct service to London Paddington in approximately 5 hours.

ACCOMMODATION

Entrance porch with fixed floor mat. Door to inner hallway with radiator. Door to lounge and stairs to first floor.

LOUNGE AND OPEN PLAN DINING ROOM 21' 7" x 9' 8"

A charming room, beautifully furnished and set up to take full advantage of the glorious views across Mounts Bay and the harbour below. 2 radiators, beautiful open fireplace (needs to be checked). Room for dining table. 2 built in cupboards with room for vacuum cleaner, storage etc. Archway through to kitchen:

KITCHEN 8' 9" x 8' 2"

Recently fitted kitchen with wood effect units and work surfaces. Soft close on all doors. Dishwasher, washing machine, electric cooker, fridge. Window to rear courtyard. Radiator, door to utility area/boot room.

UTILITY AREA/BOOT ROOM 6' x 4' 3"

Useful space with work surface and shelving and double power socket. Door to outside courtyard.

From inner hallway, stairs rising to landing with built in cupboard with drawers and hanging space. Door to Master Bedroom and Bedroom 2 and bathroom.

BATHROOM 8' 7" x 8' 5"

A good sized bathroom, recently refurbished to include white sanitary ware. Bath with electric shower over and glass shower screen, WC, basin with shelf above, built in storage unit with shelving and door to cupboard housing gas boiler and room for storage.

MASTER BEDROOM 13' 2" x 12' 3"

A superb room, beautifully furnished with two picture windows offering extensive and spectacular views of Mounts Bay, across to St Michael's Mount and the harbour below. Radiator, fireplace (not used, but could be reinstated), built in window seat and storage. Access to loft.

BEDROOM 2 8' 7" x 8' 1"

A lovely room with views of the hillside behind the cottage. Radiator, boxed in fireplace.

Outside Rear courtyard with outside store and gate with access to bin and rear passage way leading to road. Front patio garden with side planted borders and seating area set up to take in the stunning views. Whilst there is no allocated car parking, there are no restrictions in this part of Newlyn and parking can be found directly on the road below the cottage.

VIEWING BY APPOINTMENT TEL 01872 561642

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VIEWS FROM THE TERRACE

