



### Description

An interesting opportunity to acquire a versatile two storey property in the heart of Newlyn, with panoramic views over Newlyn Harbour, to St Michaels Mount and The Lizard beyond. The property, formerly two cottages which were merged in 1994 under Building Regulations application number 94/R/0017/N, now provides reverse level accommodation with three/four bedrooms, a reception room/bedroom four, utility room, bathroom and shower room at ground floor level, with sitting room, snug, kitchen/diner and utility room at first floor level, giving access to the elevated rear garden. A single garage is also included with the property and can be located a short distance away in Farmers Meadow, there is also on street parking to the front of the property.



### Situated

The traditional fishing town of Newlyn is set between Penzance and Mousehole, offering a selection of cafes and restaurants, art galleries, cinema and public houses, with further facilities and amenities at nearby Penzance with access to the A30 and mainline railway station. Newlyn boasts a thriving Primary school (Ofsted rated 'Good') and is on regular bus routes to Secondary schools in Penzance.



### Ground Floor

Entrance hall, three/four bedrooms, reception room/bedroom four, utility room, bathroom and shower room.

accessed via a pedestrian bridge from the rear of the property, with mature shrubs and a greenhouse.

### Council Tax Band

D

### First Floor

Landing, kitchen/diner, sitting room, snug and utility room.

### Viewings

Strictly by prior appointment only with Miller Countrywide Penzance 01736 364260. General enquiries Countrywide Property Auctions 01395 275691.

### Note

There is a pedestrian right of way, to the rear of the property at ground floor level, for the neighbouring property in the terrace.

### Tenure

Freehold

### Outside

Walled courtyard style front gardens. Rear lawned garden with spectacular sea views,

### EPC Rating

D

