



2 Pembroke Cottages



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Newlyn, Penzance, TR18 5JU

Mousehole 2 Miles, Penzance 2 Miles.

A superbly positioned coastal cottage has been renovated, enjoying far reaching views across Mounts Bay on the outskirts of Newlyn and a short walk to Mousehole.

- NO ONWARD CHAIN
- Renovated Throughout
- Parking
- Gardens
- Waterside Location
- Sea Views
- 2 Bedrooms
- Utility Space
- Freehold
- Council Tax Band C

Guide Price £350,000

SITUATION

Occupying a prime waterfront location, this property boasts breathtaking panoramic views over Mounts Bay, with the picturesque skyline of Penzance in the distance. The dynamic coastal scenery and the daily comings and goings of the local fishing fleet lend the home an unmistakable maritime charm.

Nestled in the heart of Newlyn—a lively village steeped in fishing tradition and artistic flair—residents enjoy access to a vibrant community. The village is home to one of the UK's finest fresh fish markets, alongside a variety of local shops including a Co-op, butcher, bakery, pharmacy, and more. A beloved local greengrocer offers an array of seasonal produce, and no trip to Newlyn is complete without indulging in a scoop of the iconic Jelbert's ice cream, treasured by both residents and tourists.

Newlyn's creative energy is evident in its many independent art galleries and acclaimed eateries, cementing its status as a cultural and culinary destination on Cornwall's coast.

The property benefits from private off-street parking, with additional parking readily available nearby—one of the closest options being just 100 meters away on Fore Street. Well-served by public transport, Newlyn offers easy connections to nearby Penzance and the charming harbour village of Mousehole.



THE PROPERTY

This beautifully presented semi-detached character cottage has been recently updated, now featuring a stylish new kitchen and contemporary bathroom. Offering two generous double bedrooms—both enjoying far-reaching views across Mounts Bay—the property combines comfort with a stunning coastal outlook.

Located on the outskirts of the vibrant fishing village of Newlyn and a short walk from the historic and picturesque village of Mousehole. The cottage enjoys sea views, off-street parking, and a thoughtfully landscaped garden that has become a standout feature—ideal for outdoor living and entertaining.

The heart of the home is a newly created open-plan kitchen and dining area, designed for modern lifestyles. Additional benefits include upgraded services throughout and a practical utility area, enhancing both convenience and functionality.

This is a superb opportunity to acquire a turnkey waterside property in a highly sought-after location, blending traditional charm with modern comfort.

OUTSIDE

The property benefits from a well-designed terraced garden, primarily laid out lawn, which gently ascends to a spacious, paved patio area.

This elevated spot makes the most of the home's exceptional position, providing a perfect vantage point to enjoy sweeping views across Mounts Bay. Ideal for al fresco dining, entertaining, or simply relaxing with a morning coffee or evening drink, the patio creates a tranquil outdoor retreat.

The layout of the garden not only enhances the sense of space and privacy but also beautifully complements the coastal setting, making it a true extension of the home's living area.

PLOT

The plot and garages next door have Planning permission granted.

For further information please visit Cornwall Council Planning PA24/07176 & PA24/00097

The Plot is also available to buy through Stags West Cornwall.

PARKING

The property offers off street parking to the side, with additional public parking meters away.

SERVICES

Mains water, electricity and drainage. Electric heating.

Ultrafast Broadband Available - Ofcom

Mobile Phone Three, O2 Likely. EE & Vodafone Limited. - Ofcom

VIEWINGS

Strictly by prior appointment with Stags West Cornwall 01736 223222

DIRECTIONS

Leaving Penzance, head towards Newlyn and continue along the water's edge toward the harbour. As you pass the one way section on the outskirts of Newlyn towards Mousehole, 2 Pembroke Cottage will be evident on your right hand side.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



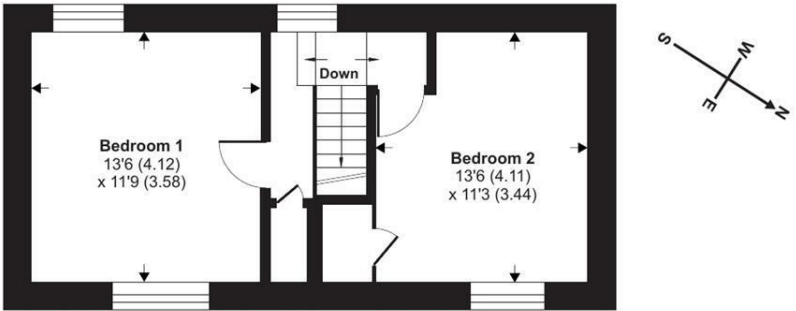
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		44	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

61 Lemon Street, Truro,
Cornwall, TR1 2PE

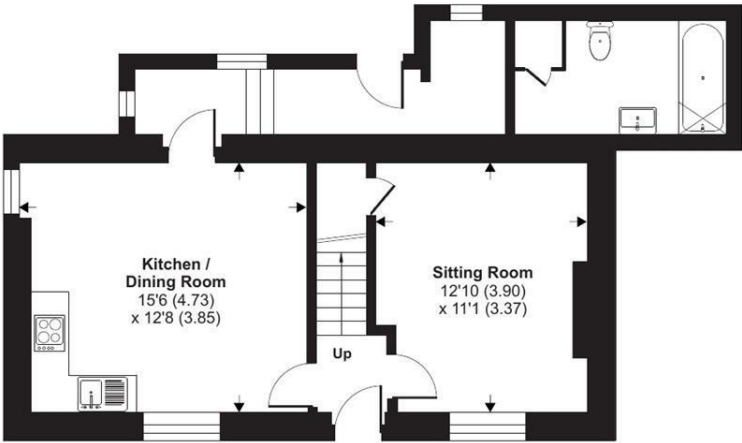
westcornwall@stags.co.uk

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Approximate Area = 950 sq ft / 88.2 sq m
For identification only - Not to scale



First Floor



Ground Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Stags. REF: 1306853