



**WHITLOCKS**  
sales & lettings



## Anchor Cottage, Chapel Street

Marazion TR17 0AE

Guide price £585,000



\*\*\* CHAIN FREE \*\*\* - 'Anchor Cottage' is a spacious three double bedroom property that benefits from parking, sizeable rear garden and is but yards away from a most spectacular view of St Michaels Mount. The property is nestled along a no through road and is short distance away from day to day local amenities.

The property is warmed via Rointe electric heaters with accommodation in brief comprising sitting room, dining area, kitchen and WC to the ground floor with the three double bedrooms and bathroom to the first floor. There is also a converted garage which provides a small storage area along with a useful utility room/workshop.

Properties of this nature rarely grace the market so an early inspection is highly recommended to avoid disappointment.





LOCATION

Marazion is a character town with pretty intertwining streets and is dominated by the iconic St Michaels Mount. The town benefits from a range of local shops, restaurants and galleries together with a post office, health centre, primary school and even a nearby nature reserve. It is approximately five miles distant from the larger market town of Penzance, with secondary schooling and mainline bus and rail links.

uPVC part obscure glazed door to...

LOBBY

uPVC obscure double glazed window to side. Tiled flooring. Cupboard housing hot water cylinder. Door to dining room. Further door to...

WC 8'02 x 4'05 (2.49m x 1.35m)

uPVC obscure double glazed window to rear. Pedestal wash hand basin. Low level WC. Wall mounted electric towel rail. Tiled flooring.

DINING ROOM 13'10 x 13'01 narrowing to 8'04 (4.22m x 3.99m narrowing to 2.54m)

uPVC double glazed windows to rear with a view to the garden. Wall mounted 'Rointe' electric heater. Arched throughway to sitting room. Stairs rise to first floor. Access to...

KITCHEN 11'03 x 9'07 (3.43m x 2.92m)

uPVC obscure double glazed window to front. Further uPVC double glazed window to side with a sea view. Work surface area with an inset stainless steel double sink and drainer. Inset electric hob with extractor over. Cupboards and drawers beneath. Space for fridge/freezer and washing machine. Part tiled surrounds with cupboards above. Integrated electric oven. Breakfast bar. Tiled flooring.

SITTING ROOM 17'05 x 9'07 (5.31m x 2.92m)

uPVC obscure double glazed window to rear. uPVC double glazed sliding patio doors give access to the rear garden. Under stairs storage cupboard. Fireplace with granite surrounds, timber mantle and stone hearth. Wall mounted storage cupboards. Wall mounted 'Rointe' electric heater. Wood effect flooring.

FIRST FLOOR

Large uPVC obscure double glazed window to front. Loft access. Storage cupboard. Doors to...

BEDROOM ONE 11'08 x 10'03 (3.56m x 3.12m)

uPVC obscure double glazed window to front. Further uPVC double glazed window to the side with a view to the sea. Wall mounted 'Rointe' electric heater.

BEDROOM TWO 12'08 (to face of wardrobe) x 9'02 (3.86m (to face of wardrobe) x 2.79m)

uPVC double glazed window to rear with a view over the garden . Distant sea glimpse view to Penzance. Wall mounted 'Rointe' electric heater. Storage cupboard. Built in wardrobes.

BEDROOM THREE 12'07 x 9'02 (3.84m x 2.79m)

uPVC double glazed window to rear with the aforementioned views. Wall mounted 'Rointe' electric heater. Built in wardrobes. Vanity mounted wash hand basin.

BATHROOM 9'08 x 8' (2.95m x 2.44m)

uPVC obscure double glazed window to rear. Corner bath with tiled surrounds. Shower cubicle with electric shower and tiled surrounds. Pedestal wash hand basin. Close coupled WC. Wall mounted electric towel rail.

OUTSIDE

FRONT - Gated access to the driveway (24'04" x 13'03" at the narrowest) allowing parking for two small vehicles. Access to converted garage and property.

GARAGE - Up and over door with storage area. uPVC door to rear garden. Door to WORKSHOP/UTILITY ROOM (11'10" x 11'03") - uPVC double glazed window to the side with a view to the garden. Worksurface area with inset stainless steel sink and drainer. Cupboards and drawers beneath. Wall mounted 'Rointe' electric heater.

REAR - Paved patio seating area with raised stone flower beds. Steps rise to the upper garden with three lawned areas bisected by pathways along with planted borders. Further paved patio seating area bordered by block planters. Outside tap.

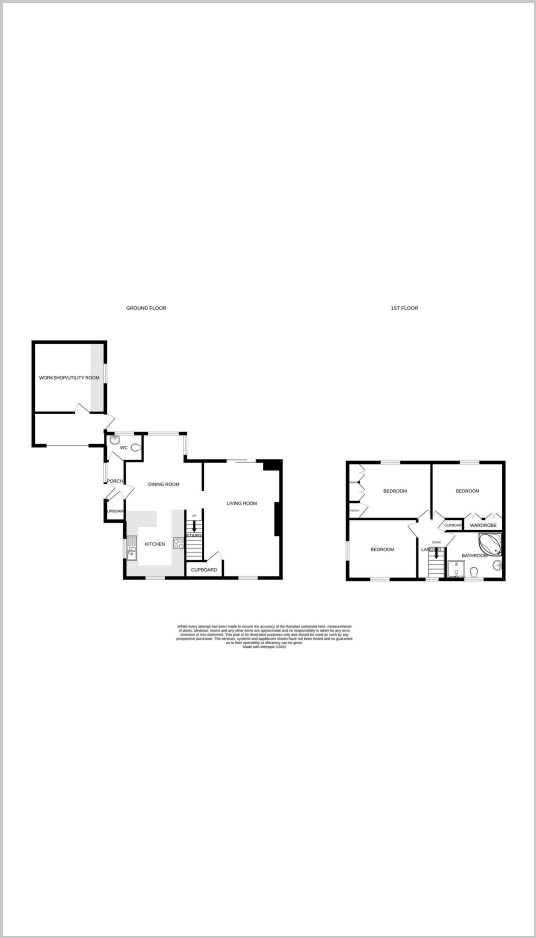
SERVICES/AGENTS NOTE

Mains electric, water and drainage. This property is offered for sale with the kind permission of a corporate client. We have been unable to check to our usual standard of due diligence due to the fact that the company we are selling on behalf of does not have personal knowledge of the property.

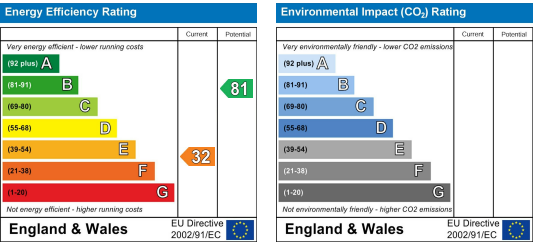
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.