



# Chy-An-Dowr

2 Craddocks Orchard, The Parade, Mousehole

**STRUTT  
& PARKER**

BNP PARIBAS GROUP



## A versatile six bedroom sea view home in a sought-after coastal village, within minutes of the harbour front.

A beautiful detached six bedroom home with stylish and versatile accommodation, two private driveways, great outside space and attractive sea views, a very rare combination this close to the seafront in Mousehole. Within moments of the famous harbour there is immediate access to the wonderful community and lifestyle this fabulous village has to offer.



**3 RECEPTION ROOMS**



**6 BEDROOMS**



**3 BATHROOMS**



**TWO DRIVEWAYS**



**GARDEN**



**FREEHOLD**



**COASTAL VILLAGE**



**2,461 SQ FT**



**GUIDE PRICE  
£875,000**



### The property

Having recently undergone an extensive and thoughtful transformation, this once modest home now boasts almost 2,500 sq ft of beautiful, light-filled, flexible accommodation arranged over three floors, with the newly created upper floor living maximising the wonderful sea views.

The upper floor is the showpiece of the home, vast yet comfortable, it houses an extensive vaulted open plan kitchen/breakfast, dining and sitting area, extending to more than 38ft in length and with exposed A frame beams and wooden flooring throughout. The stylish kitchen has a range of wall and base units, a large central island with breakfast bar, granite worktops and splashbacks, a double Belfast sink, modern integrated appliances and pantry.

The remaining flexible space enjoys two large dormer windows and glazed gable, flooding the room with light and all providing the perfect armchair positions to marvel at the variety of coastal views. There is useful eaves storage as well as a w/c to this level.

The ground floor accommodation flows from a welcoming entrance hall with decorated wooden flooring, continuing through to give access to all rooms on this level. Including five of the property's six bedrooms, three of which with seaward facing views with the dual aspect principal benefitting from an en suite shower room. There is also a contemporary family bathroom with bath and separate shower.

The newly created lower ground floor is incredibly versatile, used as a utility plus a gym, continuing to an open plan living area with kitchenette and en suite double bedroom beyond. Stylishly appointed and with access from the lower garden, these three rooms offer a world of possibilities for dependent relatives, guests or an extension to the main home.

### Outside

There is generous parking leading to terraced wraparound gardens, laid mainly to lawn, featuring numerous seating areas and a rear terrace, ideal for families or entertaining and the upper southwest facing area providing stunning seaward views.





## Location

Mousehole is a devastatingly pretty fishing village with a great history, well known for the famous Christmas light display, sheltered harbour with one small opening, The Mousehole Cat children's book, the legend of Tom Bawcock and Starry Gazey Pie.

The narrow winding streets and harbour front exude character and are lined with incredible galleries, independent shops and cafes, delis, restaurants and bars, helping the village become a popular foodie hotspot. At low tide, there is lovely beach, you're surrounded by coastal walks, great amenities and community plus a brilliant primary school, offering the perfect location and lifestyle for all.

West Cornwall boasts some of the most breathtaking scenery and rugged, undisturbed stretches of coastline in the country. The SW Coast path explores many hidden gems and famous landmarks, with The Minnack Theatre, Pedn Vounder beach and the picturesque Lamorna Cove all within just a few miles and it is clear to see why this area was frequented by so many artists during the early 20th century.

Nearby Penzance offers many boutique stores, bars and dining options plus a choice of shopping and schooling. The Jubilee Pool is Britain's largest seawater Lido and nearby Mounts Bay is great for windsurfing, overlooked by the historic St. Michael's Mount.

There are great transport links, with the A30 nearby and a mainline service to London Paddington from Penzance. Newquay Airport is 45 miles away, offering daily flights to London Gatwick and international destinations.



## Distances

- Newlyn 2 miles
- Penzance 3 miles
- St Ives 11 miles
- Truro 30 miles

## Nearby Stations

- Penzance
- Penzance Heliport
- St Erth

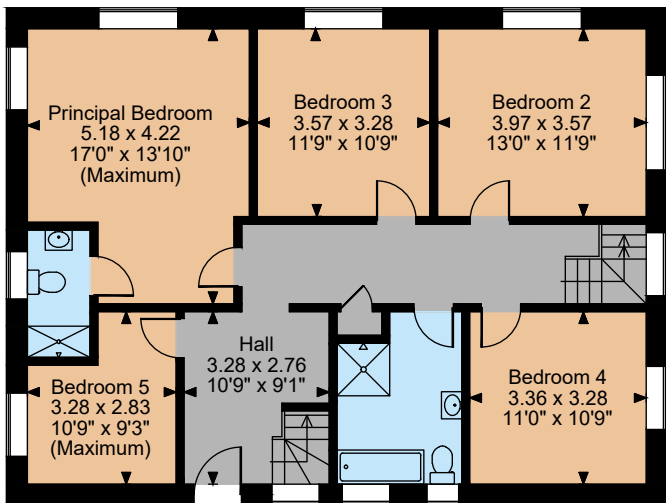
## Key Locations

- Pedn Vounder Beach
- Jubilee Pool

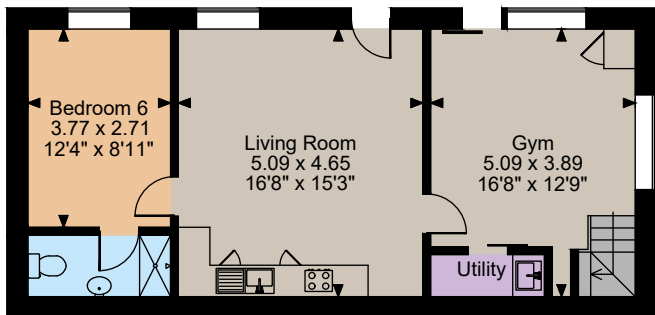
## Nearby Schools

- Mousehole Primary
- Mounts Bay School
- Penwith College
- Truro Independent School

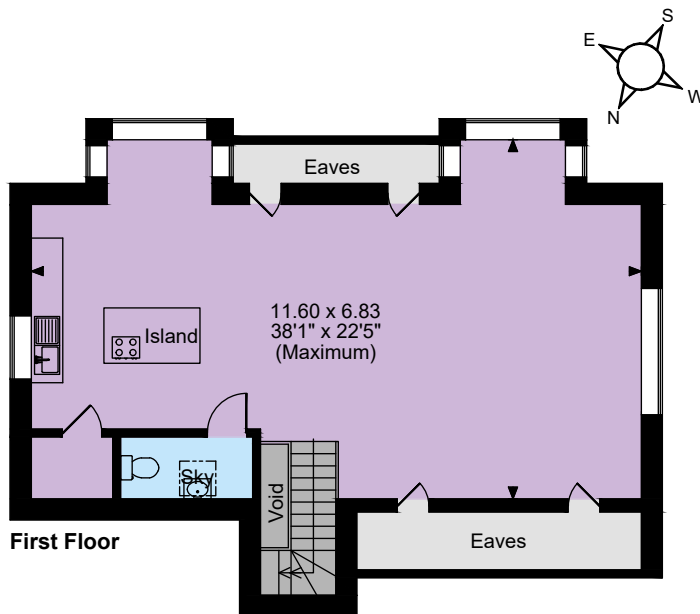




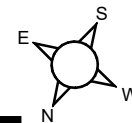
Ground Floor



Lower Ground Floor



First Floor



The position & size of doors, windows, appliances and other features are approximate only.  
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## Floorplans

House internal area 2,461 sq ft (229 sq m)  
For identification purposes only.

## Directions

TR19 6PP

what3words: ///brass.middle.transmits

## General

Local Authority: Cornwall Council

Services: Connected to mains water, drainage and electric with oil fired central heating.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band D

EPC Rating: C

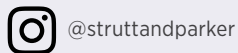
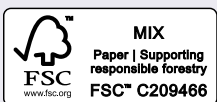
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