

- 2 Bedroom Cottage, plus Studio Apt
- Possible Live & Work Setup
- Located in Popular Newlyn
- Revenue Stream Potential
- Good Buy to Let Investment
- Timber Sash Windows to Front
- Mains Gas
- Central Heating
- EPC - C

Description

Close to Newlyn harbour and currently arranged as two properties, 2 & 2A Eden Place in Newlyn offer a wealth of opportunities for the right buyer.

Comprising a traditional two bedroom cottage, and a separate studio apartment, this quirky property would suit someone looking for a home with an additional space for income generation or possible work space downstairs (artist's studio/workshop).

The two bedroom cottage offers a bright living room with timber, sash window to the front, some understairs storage cupboards and opens in to the kitchen area at the rear. The kitchen is small, but perfectly formed, with a mains gas boiler in the corner. Also downstairs, is the shower room with an obscured uPVC window to the rear.

Upstairs, there are two bedrooms, both of which offer character and plenty of natural light - the rear bedroom has sea glimpses towards Newlyn harbour.

To the rear of the main property, and accessed via a lane, is 2A, the studio apartment created by the current vendor. This apartment offers heaps of potential either as a residential let, accommodation for a family member/guest or as potential workspace/studio. The studio apartment has its own front door, a kitchenette area at the rear, and it's own shower room as well.

Location

Newlyn is a busy, working fishing harbour and village on the fringe of Penzance and on the shores of Mounts Bay. Popular with residents and visitors, Newlyn has a variety of eateries, pubs, and businesses to offer; with seafood restaurants obviously being very popular!

A short walk from Newlyn brings you to the Promenade that leads along the seafront to Penzance; a larger town offering a more traditional high street, a choice of schools, surgeries, and facilities. In the other direction is delightful Mousehole with it's picturesque harbour and beach.

Ground Floor

Living Room - 13' 8" x 9' 3" (4.17m x 2.82m) Timber, sash window to the front with window seat, radiator, three under stair cupboards

Kitchen Area - 7' 2" x 5' 8" (2.2m x 1.75m) Range of floor and wall units with space for electric cooker, wood grain effect roll top work surface, and tiled splashbacks. Stainless steel sink with mixer tap, space under counter for washing machine or refrigerator, and wall mounted combination gas-fired boiler supplying the domestic hot water and



central heating.

Shower Room - Airing cupboard with shelves. Heated towel rail, WC, wash hand basin with monobloc tap, shower enclosure with shower and tiled splashbacks. Double glazed uPVC window and extractor fan.

First Floor

Bedroom 1 - 14' 2" x 10' 9" (4.34m x 3.28m) Radiator, timber, sash window to front. Access to loft space.

Bedroom 2 - 10' 9" x 7' 8" (3.3m x 2.36m) Radiator, double glazed window to rear with a glimpse of the sea.

Lower Ground Floor

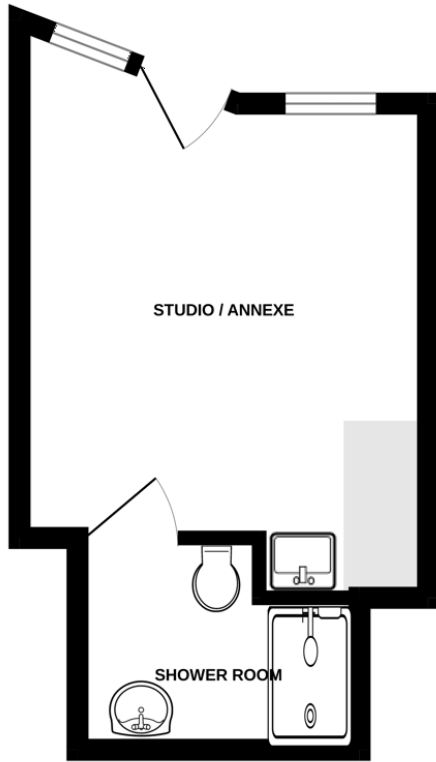
Studio Apartment - 14' 11" x 10' 0" (4.57m x 3.07m) Part-glazed timber door and two double glazed windows. Kitchenette area at one end with some floor units, worktop and a Belfast sink.

Shower Room - Shower cubicle with electric shower, washbasin, low-level WC.

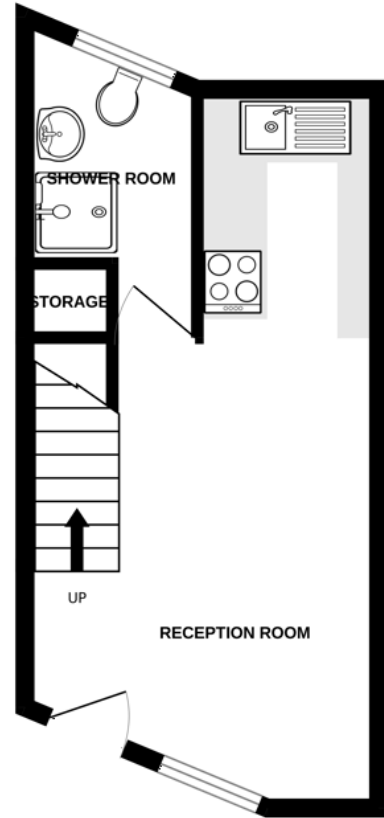
AGENTS NOTES - ELECTRICITY: Mains
WATER: Mains
DRAINAGE: Mains



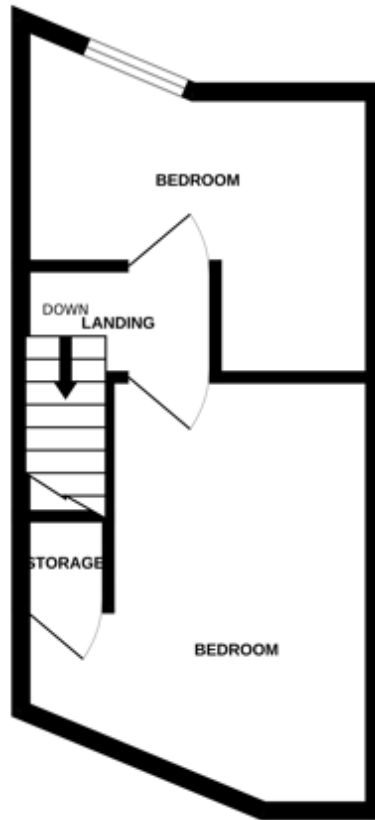
BASEMENT
180 sq.ft. (16.7 sq.m.) approx.



GROUND FLOOR
238 sq.ft. (22.1 sq.m.) approx.



1ST FLOOR
238 sq ft. (22.1 sq.m.) approx.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		