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**89**

## Higher Kerrowe Cottage, Newmill, Penzance, Cornwall TR20 8UY

GUIDE PRICE **£150,000+**\*

VACANT RESIDENTIAL

### Description

A charming two bedroom mid terrace Cornish cottage, retaining a wealth of character features and set adjacent to open countryside. The property offers a kitchen/dining room with feature fireplace and woodburning stove, sitting room with woodburning stove, utility room and shower room to the ground floor, with two double bedrooms on the first floor and oil-fired central heating. The property has its own level garden being mainly laid to lawn with rural views and off street parking.

### Situated

The property is situated in a rural hamlet, set between the villages of Newmill and Zennor, being readily accessible to the glorious West Cornwall coastline and beaches, with further facilities and amenities in Penzance, including supermarkets, recreational & educational facilities, the A30 and mainline railway station within circa 3 miles.

### Ground Floor

Entrance porch, hallway, kitchen/dining room, sitting room, rear hallway to the utility room and shower room.

### First Floor

Landing, two double bedrooms.

### Outside

Level gardens being mainly laid to lawn and off street parking.

### Viewings

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



### EPC Rating

E

### Council Tax Band

B

### Note

The property has a shared private water supply and septic tank drainage.

