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Pendeen, Penzance

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St Just 2 miles | Penzance 8 miles | Truro 35 miles | Newquay Airport 44 miles | Plymouth 87 miles | Exeter (M5) 122 miles (Distances are approximate)

A superb opportunity to acquire a large five bedroom detached family period home along with a successful café/restaurant popular with locals and holidaymakers alike

Entrance vestibule | Hallway | Lounge | Kitchen | Dining room | Five bedrooms (two en-suite) | Bathroom | Outbuildings | Front and rear gardens | Adjoining café/restaurant | Gated drive with parking for two cars

£550,000
Freehold



Property Introduction

Situated in the heart of the village this detached family home has spacious accommodation over three floors. On the ground floor is a fantastic kitchen with high ceilings and a quality fitted kitchen, from here there is an opening onto comfortable dining room. At the front of the property is a lounge with a feature granite fireplace. Also on the ground floor is an entrance vestibule and a hallway with terrazzo tiled flooring.

On the first floor is the family bathroom and four bedrooms with the principal bedroom benefiting from a dressing room and an en-suite shower room. On the second floor you will find a spacious fifth bedroom also with en-suite facilities. From the front of the property on the first and second floors there are lovely countryside and distant sea views to enjoy. The property has underfloor heating on the ground floor and radiators on the first and second floor. Other benefits include double glazing and solar panels.

Outside is a gated drive which can be used for parking or can double up as a patio for additional outside seating in the summer months. There is a small lawn, a further patio entertaining area, a large workshop storeroom with two additional outbuildings, to the side of the property is an enclosed and private garden with mature hedging.

The property has five bedrooms and there is also the opportunity to expand the business and utilise some of these rooms for bed and breakfast.

The café/restaurant consists of a main dining area with oak floor, here there is a service counter with under counter fridges, the dining area can comfortably seat sixteen people, there is a further snug seating area which can seat approximately eight people and a courtyard with additional seating and a wheelchair accessible toilet.

In the summer months you can use the large garden patio to accommodate a further three tables with additional seating for

twelve to fifteen people. The commercial kitchen is fully equipped with microwaves, cookers and fridge/freezers.

Location

Situated in a prominent position which takes advantage of passing traffic and pedestrians. The property is also ideally located for the local amenities which include a community centre, convenience shop, Post Office, primary school and two Public Houses. There are also community activities which include an arts club, gardening club and a football club.

Pendeen is near the coast and has a historic reputation for smuggling activities. It is also near the World famous Geevor tin mine. The south west coast path is less than a mile away in addition to a number of local footpaths for exploring the surrounding country side and rugged coastline in this area of outstanding natural beauty.

St Just lies three miles away and has a wide range of retail outlets along with primary and secondary schooling, a doctor's surgery and Cape Cornwall Golf Club with its spectacular scenery and eighteen hole golf course.

Penzance, the largest town in West Cornwall lies approximately 8 miles away, here you will find the mainline railway and a wide range of retail outlets, along with a beautiful promenade which takes in the stunning sea views in to Mount's Bay.

ACCOMMODATION COMPRISES

Part double glazed door opening to:-

ENTRANCE VESTIBULE

Cloak hanging space. Terrazzo tiled floor and stained glass door opening to the:-

HALLWAY

Terrazzo tiled floor. Stairs rising to the first floor with under stairs storage cupboard. Doors off to:-

LOUNGE 13'10" x 13'7" (4.21m x 4.14m)

Double glazed window to the front with a window seat. Double glazed window to the side with open bookshelf below. Feature granite fireplace on a slate hearth and oak floor with underfloor heating.



KITCHEN 18' 11" x 9' 11" (5.76m x 3.02m) maximum measurements, irregular shape

A large spacious room with a A-frame vaulted ceilings. An extensive range of wall and base units, two bowl ceramic sink, range style cooker with induction hob and extractor above. Space for upright fridge/freezer. Double glazed window to the rear. Pair of double glazed doors opening onto the garden. Oak flooring with underfloor heating. Two double glazed skylight windows. Built-in cupboard housing the boiler and the washing machine.

DINING ROOM 13' 4" x 11' 8" (4.06m x 3.55m) maximum measurements

Fireplace with a recess to one side with shelves. Double glazed window to the side. Oak floor with underfloor heating.

HALF LANDING

Double glazed window.

LANDING

Stairs rising to the second floor. Radiator and doors opening off to:-

BEDROOM ONE 14' 3" x 12' 11" (4.34m x 3.93m) plus window recesses

Double glazed window to the front and side with distant sea views. Radiator. Door to:-

DRESSING ROOM 11' 4" x 9' 1" (3.45m x 2.77m) maximum measurements, irregular shape

An extensive range of built-in wardrobes. Radiator. Door to:-

EN-SUITE SHOWER ROOM

Tiled shower enclosure with mains shower, WC and vanity wash hand basin. Heated towel rail and two double glazed windows.

BEDROOM TWO 14' 6" x 13' 0" (4.42m x 3.96m)

Double glazed window to the front with distant sea views.

Double glazed window to the side. Two radiators and wash hand basin.

BEDROOM THREE 12' 6" x 10' 5" (3.81m x 3.17m) plus window recesses

Double glazed window to the side.

Radiator and double glazed door leading to the exterior ground floor.

BEDROOM FOUR 13' 0" x 8' 11" (3.96m x 2.72m)

Double glazed window to the front with distant sea views. Radiator.

BATHROOM

Bath, tiled shower enclosure with a mains shower, WC and vanity wash hand basin. Heated towel rail and double glazed window to the rear.

SECOND FLOOR HALF LANDING

Double glazed window.

SECOND FLOOR LANDING

Door to boiler room. Door to:-

BEDROOM FIVE 16' 4" x 11' 10" (4.97m x 3.60m) plus recess

Double glazed window to the front with distant sea views. A-frame vaulted ceiling. Radiator. Skylight window and door to the eaves storage. Door to:

EN-SUITE

Tiled shower enclosure with mains shower, WC and wash hand basin. Heated towel rail. Double glazed skylight window and extractor fan.

CAFE/RESTAURANT BUSINESS 19' 10" x 13' 10" (6.04m x 4.21m) maximum measurements, irregular shape

The cafe has a main dining area with three radiators, windows to two sides, a serving counter and under counter fridge. There is an opening to a further:-

SNUG 11' 7" x 7' 9" (3.53m x 2.36m)

COMMERCIAL KITCHEN 11' 5" x 10' 1" (3.48m x 3.07m)

Range cooker with stainless steel extractor hood, fridges, dishwasher, sink and hand basin and further stainless steel work area. From the snug there is a door leading to a:-

SMALL COURTYARD

Further seating and access to the:-

WHEELCHAIR ACCESSIBLE WC

OUTSIDE

Gated bricked driveway with parking for two cars. This area can double up as outside seating in the summer months, there is also a ramp for wheelchair access from the side road. The garden has a small lawn and a large patio ideal for entertaining. At the rear of the garden there are two wooden open storage sheds with a raised flower bed, plants and small trees.

SIDE GARDEN

Laid to lawn with a good degree of privacy bordering with mature hedging and a gate leading to the front.

LARGE GRANITE WORKSHOP/STOREROOM 14' 1" x 9' 4" (4.29m x 2.84m)

Two windows, vaulted ceiling and power with a second:-

WORKSHOP STORAGE AREA 12' 1" x 8' 8" (3.68m x 2.64m)

Two windows, power and light.

OUTBUILDING

Lighting and power. **AGENT'S NOTE**

The Council Tax band for the property is band 'C'.



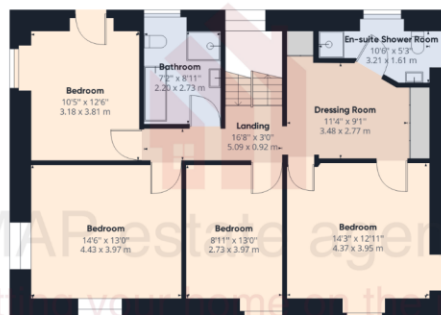


MAP's Top reasons to view this home

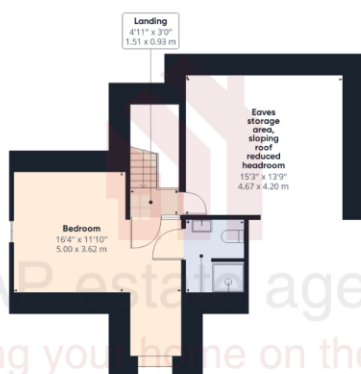
- Large detached period house
- Integral cafe with internal and exterior dining
- Five bedrooms
- Distant sea views
- Rear and side gardens
- Gated parking for two cars
- Three workshops/storerooms
- Double glazing in the house
- Gas central heating
- Available chain free



Ground Floor Building 1



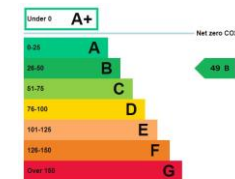
Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2



EPC for café/restaurant

Approximate total area⁽¹⁾
2809.02 ft²
260.97 m²

Score	Energy rating	Current	Potential
92+	A+		
81-91	A		
69-80	B		
55-68	C		
39-54	D		
21-38	E	53	E
1-20	F		
	G	17	G

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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01736 322200 (St Ives & Hayle)

01326 702400 (Helston & Lizard Peninsula)
01736 322400 (Penzance & surrounds)

01326 702333 (Falmouth & Penryn)
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