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Penzance, Cornwall

## Penzance Cornwall

Land's End 10 miles | Truro 28 miles | Newquay Airport 39 miles |  
Plymouth 80 miles | Exeter M5 116 miles  
(Distances are approximate)

This Grade II listed home is simply delightful, retaining many period features offering spacious and versatile accommodation arranged over three floors.

Living Room | Dining Room | Kitchen | Study | Utility | Library | Five bedrooms (Two with ensuite shower rooms) | Bathroom | Garden | Garage

**£700,000**  
Freehold



## Property Introduction

On the ground floor there are two spacious reception rooms, fitted kitchen, study and library. To the rear of the ground floor is a courtyard giving access to the utility room and a double bedroom with ensuite facilities. The principal ensuite bedroom, two further bedrooms and the family bathroom can be found at first floor level whilst the third floor boasts a further bedroom with views over Mount's Bay towards Newlyn Point.

A short distance from the property there is a garage which is included in the sale.

The property is being sold with NO CHAIN, we strongly recommend viewing at the earliest opportunity.

## Location

The property is situated in a most picturesque square of similar style Regency properties, located only a hundred and fifty yards from the promenade and the beach. The town centre is two hundred and fifty yards away and the train and bus station just four hundred yards distant.

The promenade is the last remaining in Cornwall and takes in stunning sea views into Mount's Bay and also nearby are the sub-tropical Morrab Gardens and Penlee Park with its popular café and museum. Penzance has a wide range of retail

outlets and some wonderful and charming streets with antique shops, cafes and restaurants.

### ACCOMMODATION COMPRISES

Front door to:

#### ENTRANCE VESTIBULE

Tiled floor. Double doors to:

#### ENTRANCE HALL

Radiator. Stairs rising to first floor. Doors to:

#### LIVING ROOM 12' 3" x 11' 10" (3.73m x 3.60m)

Sash window to front elevation. Feature fireplace with wooden mantle over. Shelved recess with cupboard under. Radiator.

#### DINING ROOM 10' 0" x 9' 10" (3.05m x 2.99m)

Sash window to front with pleasant outlook over front garden. Wooden floor. Radiator.

#### KITCHEN 13' 2" x 8' 2" (4.01m x 2.49m)

Fitted with a range of wall and base cupboards with worksurfaces over. Stainless steel sink unit. Built-in electric oven with gas hob inset to worksurface and extractor over. Integrated fridge/freezer. Integrated dishwasher. Window to rear. Inset spotlights.

#### STUDY 11' 8" x 5' 2" (3.55m x 1.57m)

Steps up to study area. Window to rear.

#### REAR LOBBY

Steps to rear porch. Understairs storage cupboard. Tiled floor. Radiator. Steps down to:

#### LIBRARY 11' 4" x 10' 8" (3.45m x 3.25m)

Wooden bookshelves to one wall. Feature domed skylight window. Tiled flooring. Radiator.

From rear lobby door to rear courtyard. Access to rear service lane. Part glazed door to:

#### UTILITY 12' 1" x 5' 4" (3.68m x 1.62m)

Space and plumbing for washing machine. Space for tumble dryer.

From courtyard door to:



**BEDROOM FIVE 11' 10" x 8' 7" (3.60m x 2.61m)**

Skylight window. Wooden flooring. Radiator. Door to:

**EN SUITE BATHROOM**

Fitted with a panelled bath with shower unit over, pedestal wash hand basin and low level WC. Extractor.

**FIRST FLOOR**

**CLOAKROOM**

Fitted with low level WC and pedestal wash hand basin.

**REAR SUN TERRACE**

A lovely paved place with a sunny aspect to sit and enjoy the view over the church and churchyard.

**LANDING**

Doors to:

**PRINCIPAL BEDROOM 13' 0" x 12' 8" (3.96m x 3.86m)**

Sash window to front. Range of built in wardrobes. Radiator. Door to:

**EN SUITE**

Fitted with a white suite comprising panelled bath with electric shower unit over, pedestal wash hand basin and low level WC. Heated towel rail.

**BEDROOM TWO 12' 8" x 10' 6" (3.86m x 3.20m)**

Sash window to front. Built-in wardrobe. Radiator.

**BEDROOM THREE 10' 5" x 8' 3" (3.17m x 2.51m)**

Built-in wardrobe. Radiator. Window to front.

**BATHROOM**

Fitted with a white suite comprising panelled bath with electric shower over, pedestal wash hand basin and low level WC. Airing cupboard. Complementary wall tiling.

Further stairs to:

**BEDROOM FOUR 11' 0" x 10' 4" (3.35m x 3.15m)**

A lovely dual aspect room with views over Mount's Bay towards Newlyn. Built in wardrobe.

**OUTSIDE**

To the front of the property there is an established garden with a wide range of mature plants and shrubs. Towards the house there is a patio. To the rear of the property lies the sun terrace which gains lovely views over the church and churchyard.

**GARAGE 15' 2" x 9' 3" (4.62m x 2.82m)**

Located a short walk away. Metal up and over door.

**SERVICES**

Mains water, electricity, drainage and gas.

**COUNCIL TAX**

Band E.

**DIRECTIONS**

From Penzance train station head in a westerly direction along the promenade, at the Luggar Hotel turn right in to Queen Street. After 100 yards take the second right turn into Regent Square where the property will be seen on your right hand side. If using what3words equipping.storeroom.chops



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74   C
55-68	D		
39-54	E	44   E	
21-38	F		
1-20	G		



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Ground Floor Building 1



Floor 1 Building 1

Approximate total area<sup>(1)</sup>  
1485.32 ft<sup>2</sup>  
137.99 m<sup>2</sup>



Floor 2 Building 1



Floor 3 Building 1

(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.

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MAP's  
Top reasons to view this home

- Grade II listed
- Charm and character in abundance
- Five bedrooms (two ensuite)
- Two reception rooms
- High ceilings and period features
- Utility room
- Library
- Generous front garden with patio
- Rear sun terrace overlooking churchyard
- Short walk to promenade

01209 243333 (Redruth & Camborne)  
01736 322200 (St Ives & Hayle)

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

01326 702333 (Falmouth & Penryn)  
01872 672250 (Truro)

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