



Pucara

PENROSE



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ESTATE AGENTS



- *Deceptively Spacious Character Cottage*
- *Situated in the Heart of the Sleepy Rural Hamlet of Penrose*
- *Approximately 0.25 Acres of Gardens & Grounds*
- *Three Double Bedrooms & Two Modern Bathrooms*
- *Modern Kitchen & Wood Burning Stove*
- *Original Character in Abundance*
- *Attached Garage Measuring over 26 Feet in Length*
- *A Short Drive from Picturesque Padstow & Porthcothan Bay*

Pucara is a highly characterful and recently renovated 19th Century cottage, desirably situated in the heart of the quaint rural hamlet of Penrose just two miles from the sought after coastal bay of Porthcothan and just six miles from picturesque foodie capital Padstow.

Pucara offers a surprising amount of space, extending to over 1,500 square feet which includes three double bedrooms, two modern bathrooms, outbuilding and 26 foot garage.

Noteworthy features include a wood burning stove, slate and hardwood floors, beamed ceilings, oak block kitchen worksurfaces, integrated smoke alarm system, gas central heating and a very useful outbuilding.

The accommodation comprises a handy entrance porch prior to the kitchen. This is in a galley style with the aforementioned oak block work surfaces, stainless steel sink, integrated electric oven and hob, dishwasher and washing machine. This leads to the dining area with recessed feature fireplace, recessed cupboards and breakfast bar with USB sockets.

The lounge resides to the rear of the cottage with the wood burning stove the focal point. There is a cut stone feature wall, ample space for sofas and stairs rise to the first floor. Beyond here is the rear porch and hallway together with a modern family bathroom and separate shower room.

Up on the first floor are three double bedrooms, one at the front and two to the rear. Two of the bedrooms have built in storage.

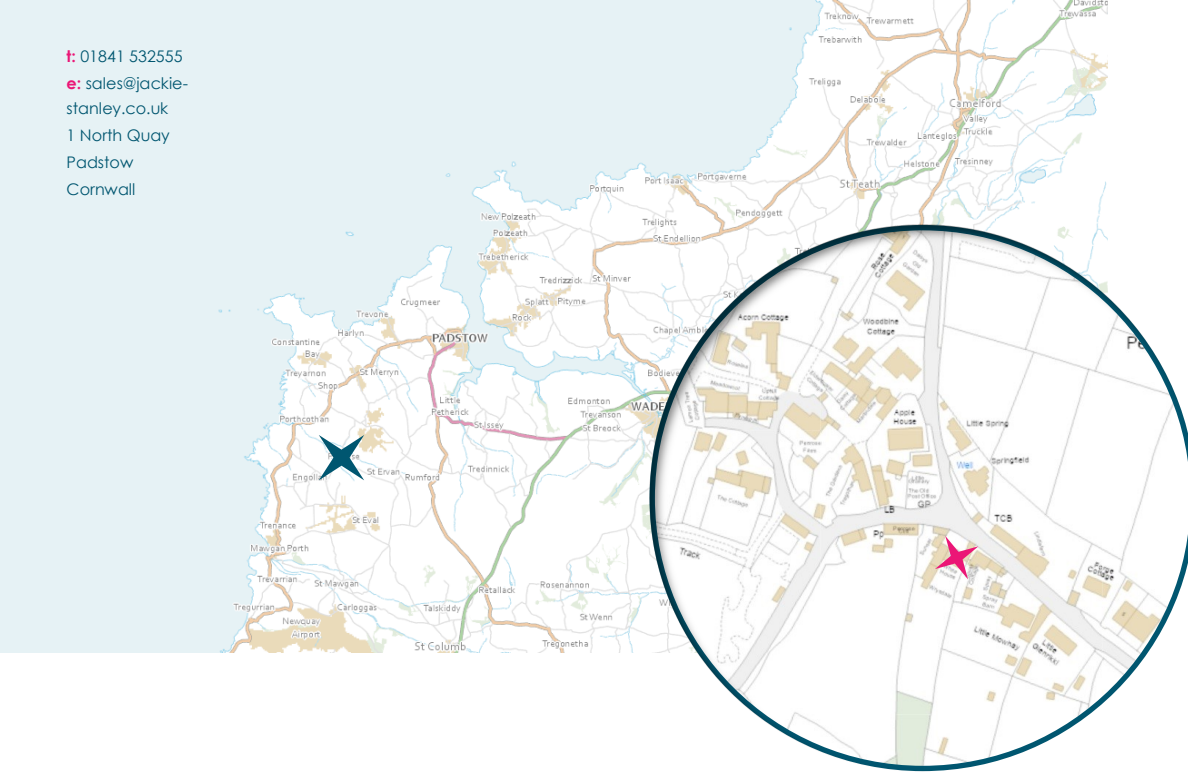
The gardens and grounds of Pucara, unexpectedly extend to approximately 0.25 acres. The rear gardens incorporate much of this with a huge swathe of lawn and established, mature hedge and shrub boundaries. There is a small stone outbuilding to one side and a pond. To the front of the cottage is an enclosed courtyard with the aforementioned outbuilding to one side providing dry storage for wood and other items. To the other side is the attached garage with personal door to the side and up and over door to the front. This space provides excellent potential for conversion into further accommodation, subject to the necessary planning and building regulation approval.

Please note that Pucara is currently a popular holiday let, details of which are available on request. Services to the property include mains electricity and water, LPG gas central heating and a septic tank drainage system. EPC rating F. Council tax band B. Ofcom suggest superfast broadband availability. Ofcom suggest limited 4G mobile connectivity.

Pucara, Penrose, PL27 7TB
£495,000 guide



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The quiet rural hamlet of Penrose lies within five miles of the historic and picturesque fishing town of Padstow, offering an extensive range of cafes, public houses and restaurants, none more so than Paul Ainsworth's Michelin starred No.6, cool seafood bar Prawn On The Lawn and of course Rick Steins esteemed Seafood restaurant. Within three miles is the bustling village of St Merryn offering a good range of amenities including several restaurants, a post office/grocery store, a bakers/delicatessen, a petrol station/garage and two Public Houses including Rick Stein's 'The Cornish Arms' serving great food and local ales. There is also a doctors surgery and Primary School with an excellent reputation. The cottage is a great base from which to explore the surrounding coastline that includes the beaches of Harlyn Bay, Trevone Bay, Constantine Bay and Treyarnon which are all located within a three mile radius. The nearest mainline station is Bodmin Parkway which is approximately 20 miles distant with the nearest airport at Newquay just 6 miles away.

To find Pucara, leave Padstow and follow the A389 for approximately 3 miles passing Trevisker Garden Centre along the way. Continue along the A389 as it becomes the B3274 and then turn right at signs for St Merryn Park. Follow this lane to the next T-junction and turn left following signs for Rumford and St Eval. Follow this lane all the way through Rumford and out the other side. At the next T-junction, follow signs to Penrose and follow the lane all the way into Penrose. As you enter the hamlet, Pucara can be found on the left hand side opposite the village green. The postcode for satellite navigation is PL27 7TB. What3words: negotiators.stunt.sifts

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