



THE COTTAGE

PERRANUTHNOE, PENZANCE, TR20 9NQ

Daniel Moore
The Penzance Prestige Property Expert



The Cottage

Perranuthnoe, Penzance, TR20 9NQ

Welcome to The Cottage, a delightful 2-bedroom terraced property situated in the picturesque village of Perranuthnoe, Cornwall. This charming home, just a short stroll from the beach, cafés, and award-winning local pub, promises coastal relaxation in a highly sought-after area.



*To see video, legal pack and
more information scan QR code*



Combining comfort, practicality, and the serene beauty of its surroundings, "The Cottage" is a perfect retreat to experience the unique spirit of Cornwall.

Property at a glance

- Charming Cornish Cottage
- Prime Village Location
- Cosy Living Spaces
- Two Double Bedrooms
- Private Outdoor Retreat
- Expansive South-Facing Lawn
- Seperate Garage for Parking or Storage
- No Onward Chain
- Freehold
- EPC: E
- Council Tax: B





Cornish Cottage Living

As you step inside, you're greeted by a cosy living room accessed off the entrance hallway. This inviting space features beams and a front-facing window that bathes the room in natural light. The centrepiece is a fireplace adorned with a reclaimed wood mantle, adding both warmth and character to the room.

Moving through the home, the kitchen diner boasts a built-in cupboard for extra storage and an integrated hob and oven, with under-counter space allocated for the fridge and freezer. From the kitchen, expansive windows offer both sunlight and a view of the courtyard.

Adjacent to the kitchen diner is a convenient utility space, housing a washing machine and an additional sink area, ensuring your kitchen remains uncluttered and efficient. From the utility space, you'll find the outhouse for storage and the private courtyard, a perfect spot for outdoor relaxation. Leading around the corner, the property reveals an extensive south-facing garden, providing a serene and sunlit backdrop for many outdoor activities.



Discover the comfort and serenity of coastal living in the heart of Perranuthnoe

Heading Upstairs

Upstairs, "The Cottage" continues to charm with its thoughtfully designed spaces. The master bedroom features a convenient built-in wardrobe, offering ample storage while maintaining the room's relaxing atmosphere.

The second bedroom has a quaint and inviting appeal, with features such as the chimney breast. This bedroom provides a versatile setting, ideal for multiple uses, from a guest room to a home office.

Completing the upper floor is the well-appointed shower room. It includes a modern shower, WC, and basin, all neatly arranged to maximise functionality.



The upstairs of "The Cottage" offers a perfect blend of practical features and charming details, enhancing the overall appeal of this delightful home.



The Seller's View

The Cottage in Perranuthnoe will always hold a special place in our hearts. For over seventy years, those whitewashed walls have been filled with memories, each holiday unique and cherished.

Our family has enjoyed countless magical moments in this tiny village, from eating sandy sandwiches on Perran beach during our many family beach days to evening sunset cliff walks with stunning views across to St Michael's Mount.

We would travel 8 hours each way from Lancashire to stay with my grandparents at The Cottage for most of our holidays as children. I often recall the long-forgotten memories of cows being walked past the cottage early in the morning for milking, their bells tinkling as they passed the bedroom window.



'Few places are as serene and picturesque, and we feel blessed to have owned a small piece of Cornish history.'

Directions

Enter the roundabout at Newtown heading from Penzance. Exit the roundabout onto A394 towards Helston. Keep straight over the next roundabout continuing on the A394. Turn right onto the road directly opposite South Road. Continue down into Perranuthnoe, turning right onto The Mews. Turn right and at the end of the road, The Cottage is ahead of you.

Services

Mains water and electric.

Tenure

Freehold

Local Authority & Tax Band

Cornwall County Council

Tax band - B

Viewing Arrangements

Viewing strictly by appointment - Daniel Moore
daniel.moore@thepropertyexperts.co.uk

Amenties/Distances

Penzance Town Centre 5.9 miles

Helston Town Centre 9.2 miles

Primary School 2.2 miles

Train Station 5.4 miles

Airport 39.8 miles

Truro 29.1 miles

Falmouth University 21.3 miles

Treliske Hospital 26.7 miles



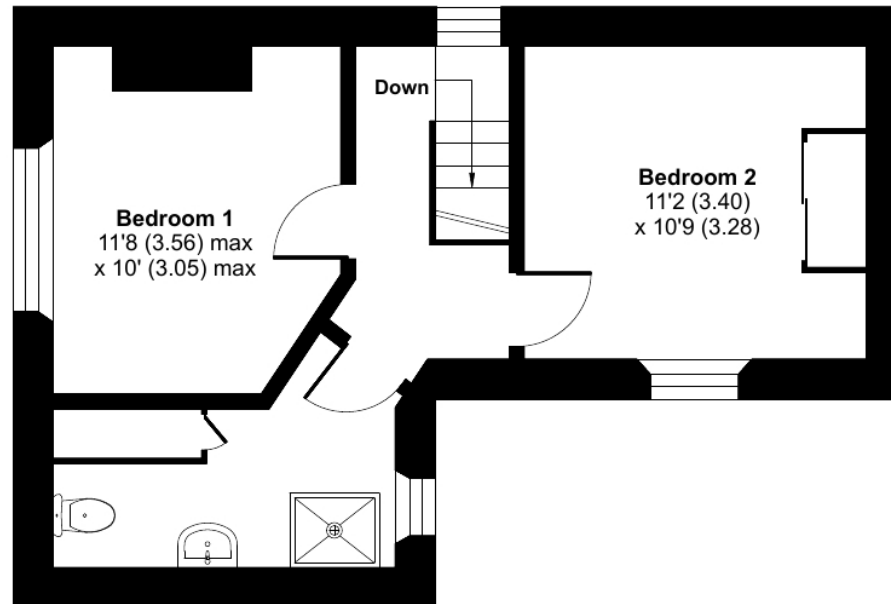
The Cottage, Perranuthnoe, Penzance, TR20

Approximate Area = 762 sq ft / 70.7 sq m

Outbuilding = 85 sq ft / 7.8 sq m

Total = 847 sq ft / 78.6 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nīchecom 2024. Produced for Daniel Moore (The Property Experts). REF: 1162101



About the Area

Perranuthnoe: A Coastal Gem with Great Dining Options

Nestled on Cornwall's south coast, just a mile east of Marazion, Perranuthnoe is a picturesque village with stunning views of St Michael's Mount and has a beautiful sandy beach surrounded by rolling wildflower headlands. The beach offers a serene setting with a vast sand and shingle shoreline, accessible via steps or the slipway.

In the heart of the village, you'll find excellent dining options just a short distance from The Cottage:

Victoria Inn: A historic inn just 300 metres from the beach, known for its award-winning food and local beverages.

The Cabin: Located right on the beach, offering stunning sea views and a delicious menu.

The Peppercorn Cafe: In the village centre, serving Cornish coffee and locally sourced dishes, with daily specials.

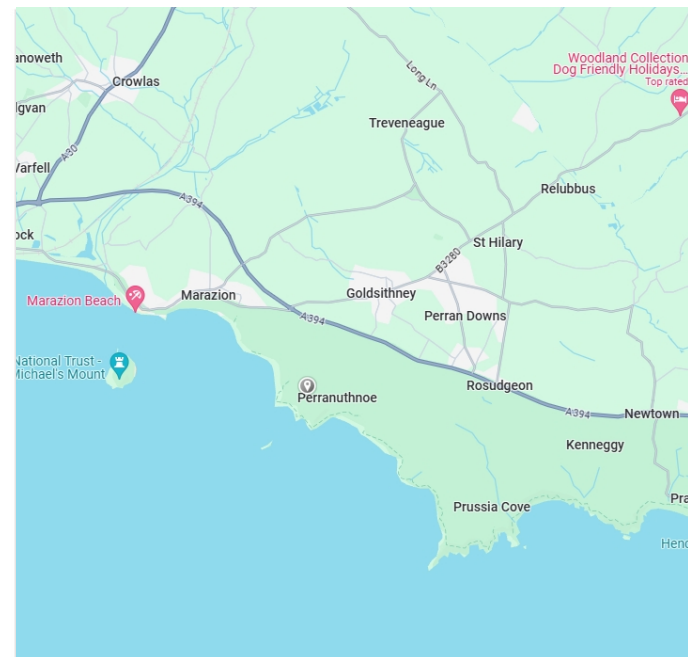
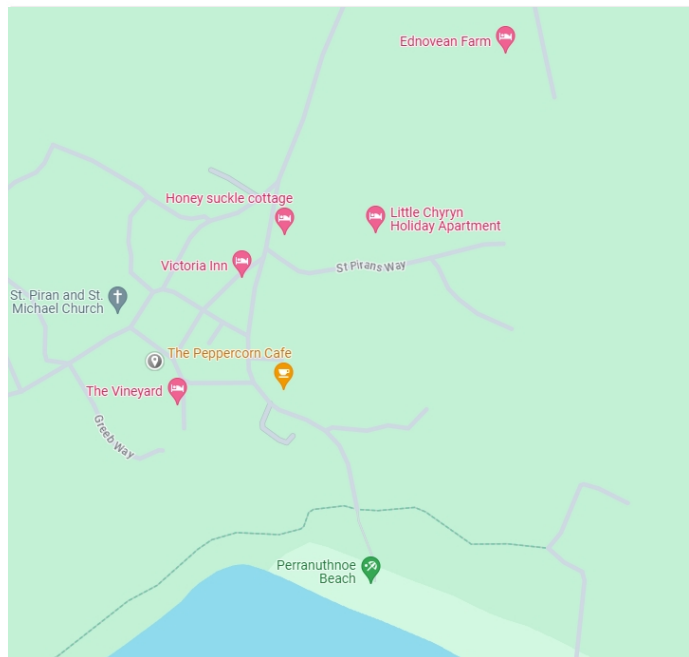
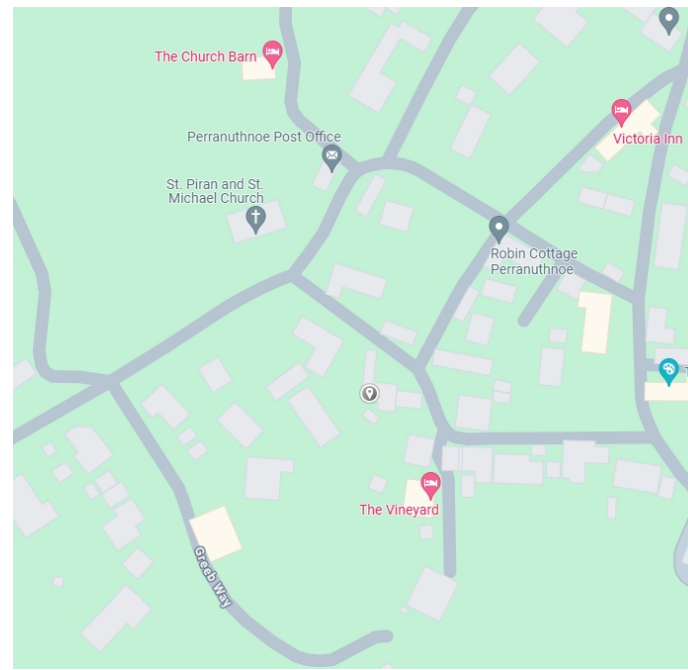
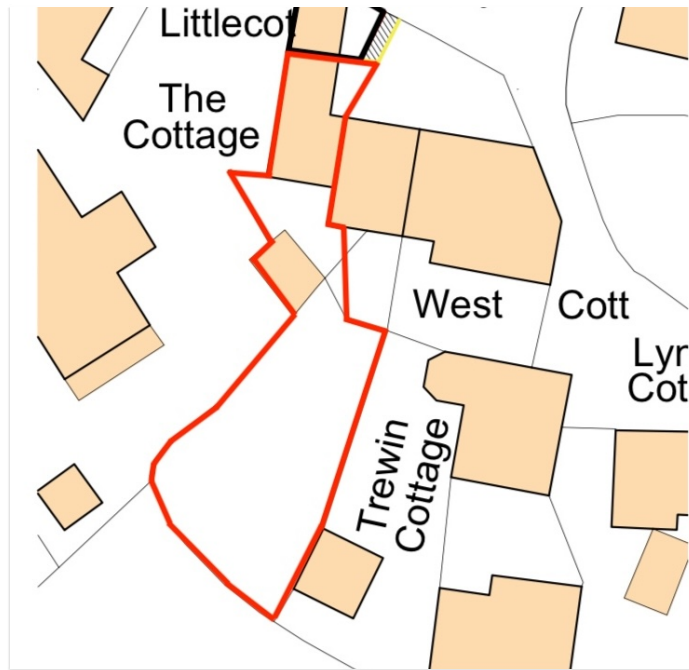
Perranuthnoe combines natural beauty with special dining experiences, making it a delightful destination.

St Michaels Mount

St Michael's Mount is a tidal island in Mount's Bay. The island is a civil parish and is linked to the town of Marazion by a causeway of granite, passable between mid-tide & low tide. It is managed by the National Trust, and the castle and chapel have been the home of the St Aubyn family since around 1650.



Plot Size: 70m2



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“Working with Dan has been an absolute pleasure. His friendly and authentic approach shines through, making every step of the process stress-free.

Dan’s dedication and tireless effort to ensure our satisfaction were truly remarkable. His local expertise proved invaluable, guiding us through the complexities of our journey.

I can’t recommend Dan highly enough. If you’re looking for a knowledgeable, five-star expert, Dan is your go-to. Thanks, Dan, for making our journey smooth and enjoyable!”



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