



10 Trewellard Road, Pendeen,
Penzance, Cornwall, TR19 7ST









10 TREWELLARD ROAD, PENDEEN, PENZANCE, CORNWALL, TR19 7ST

GUIDE PRICE £265,000 FREEHOLD

A semi detached character granite cottage with gardens and outside store/workshop enjoying sea views from the main bedroom, kitchen and garden. Accommodation comprises of lounge with open beamed ceiling and Inglenook fireplace, ground floor shower room, kitchen, double bedroom with the aforementioned sea view and further secondary lounge/bedroom.

*** 1/2 BEDROOMS * INGLENOOK FIREPLACE * GROUND FLOOR SHOWER ROOM ***

*** KITCHEN * LANDSCAPED AND ENCLOSED GARDENS * WORKSHOP/STORE ROOM ***

*** SEA VIEWS * CHARACTER FEATURES * POPULAR VILLAGE LOCATION ***

*** NO ONWARD CHAIN * EPC = F * COUNCIL TAX BAND = B ***

*** APPROXIMATELY 47 SQUARE METRES ***

A beautifully presented semi detached granite cottage situated within the popular coastal village of Trewellard and offers accommodation to comprise 1/2 bedrooms on the first floor enjoying sea views across open farmland, lounge with Inglenook fireplace, shower room and kitchen on the groundfloor. There are enclosed and landscaped gardens to the side and the added advantage of a workshop/store. The property is presently arranged as one bedroom but could easily be converted back to two bedrooms without any problems whatsoever. The house is double glazed where stated and is offered for sale with no onward chain and a viewing is highly recommended. Trewellard is a small village situated on the north coast of the Penwith Peninsula in Cornwall, is close to local amenities, such as the public house and the village store and junior school in the village of Pendeen nearby. The larger mining town of St Just with it's further amenities is approximately three miles away and is easily accessed via regular public transport.

Wooden front door into:

LIVING ROOM: 17' 9" x 10' 1" (5.41m x 3.07m) Double glazed window to front with seat under, open beam ceiling, feature granite Inglenook fireplace with inset wood burner, stairs rising with cupboard below, radiator.

INNER HALLWAY: With doors leading to:

SHOWER ROOM: Double glazed frosted window to front, radiator, walk in fully tiled shower, WC, vanity wash hand basin, tiled floor.

KITCHEN: 11' 0" x 6' 2" (3.35m x 1.88m) Double glazed window to rear with sea views and wooden stable door to garden, radiator, recess to one wall with space for fridge with shelf over, bespoke kitchen units with hardwood worktop surfaces over, space for five ring gas range style oven, sink drainer and mixer tap, tiled splashback, space for dishwasher.

FIRST FLOOR: Stairs open to the:

SITTING ROOM/BEDROOM TWO: 12' 7" x 9' 11" (3.84m x 3.02m) Open beamed vaulted ceiling with Velux skylight, further double glazed window to front, overhead storage, radiator.

BEDROOM ONE: 10' 2" x 9' 8" (3.10m x 2.95m) Open beamed ceiling, exposed wide wooden floorboards, radiator, double glazed window to side with deep sill enjoying sea views across open farm land towards the north Cornish coast.

OUTSIDE: The property is approached over a gated access to a fully enclosed garden, which is laid to lawn and patio with established shrubs and plant borders. Gated access leads to further garden area with gravelled path leading to landscaped garden with sea views, established planted beds, traditional stone boundary wall, various seating areas with slate and stone patio flooring, pergola with climbing roses over.

WORKSHOP/OUTBUILDING: 15' 4" x 10' 11" (4.67m x 3.33m) Block built construction, dual aspect windows to front and rear, LPG boiler, sink, space for washing machine, dryer and fridge/freezer, fitted workbench, separate electric connected.

SERVICES: Mains water, electricity and drainage, LPG central heating.

AGENT NOTE: We understand from the comparison site "U switch" that fibre broadband should be available to the property. We tested the mobile phone signal for O2 which was adequate. There is unallocated on street parking to the property. The property is constructed of granite under a tiled roof.

DIRECTIONS: From Penzance proceed along the A3071 towards St Just, then onto the North Road as sign posted towards Pendeen, proceed along this road for approximately two miles taking the next left into Trewellard, proceeding into the village and up the T junction turn right, whereby the property can be found directly on your left hand side.

MARSHALL'S PARK LANE OFFICE: 0207 0791476

LOCAL AUTHORITY: Cornwall Council, St. Johns Hall, Alverton Street, Penzance, Cornwall, TR18 2QW TEL (0300 1234171)

ANTI MONEY LAUNDERING REGULATIONS: It is a legal requirement that we receive verified I.D. from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

PROOF OF FINANCE: Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.

For clarification we wish to inform the prospective purchaser(s) that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters, which are likely to affect your decision to buy, please contact us before viewing this property.

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