



Wolf House, Sennen, Penzance,  
Cornwall, TR19 7AD

















**WOLF HOUSE, SENNEN, PENZANCE, CORNWALL, TR19 7AD**

**GUIDE PRICE £750,000 FREEHOLD**

**\* THREE BEDROOMS \* PANORAMIC SEA VIEWS TO LAND'S END \***

**\* SITTING ROOM \* DINING ROOM \* KITCHEN \***

**\* EN SUITE BATHROOM TO MASTER BEDROOM \* FAMILY SHOWER ROOM \***

**\* DOUBLE GLAZING \* AIR SOURCE HEAT PUMP \***

**\* UNDERFLOOR HEATING TO GROUND FLOOR \***

**\* PERIOD STYLE RADIATORS TO FIRST FLOOR \* ATTACHED GARAGE \***

**\* CHARMING LAWNED GARDEN \* GRANITE PAVED DRIVEWAY AND PARKING AREA \***

**\* REMAINDER OF BUILD WARRANTY \* SOUGHT AFTER LOCATION \***

**\* EXCELLENT OPPORTUNITY \* VIEWING RECOMMENDED \***

**\* APPROXIMATELY 128 SQUARE METERS \* EPC = B \* COUNCIL TAX = D \***

Spectacular sea views across the surrounding countryside to Lands End and beyond from this exceptional three bedroom detached modern home built just over two years ago to high specification which really needs to be viewed internally to appreciate to the full. The property has spacious reverse level accommodation over two floors which would make an ideal family home and really needs to be viewed internally to be appreciated to the full. A particularly attractive feature is the open plan sitting/dining room with two sets of bi-fold doors looking straight over to Lands End and beyond. Little or no expense has been spared in creating a bespoke home with quality features and fitting throughout. The gardens to the side and rear have been well planned with a good degree of privacy, again, taking full advantage of the open views. The front of the property has a granite paved driveway and turning area leading to an attached garage. Sennen is a sought-after area and Wolf House is approximately 2 minutes of the sandy beach of Sennen Cove and only a short drive to Lands End.

**ENTRANCE HALL:** Understairs area, built in airing cupboard, sunken spotlights, double glazed door to rear garden, tiled floor with underfloor heating.

**BEDROOM ONE:** 14' 0" x 10' 2" (4.27m x 3.10m) Lovely sea views over surrounding countryside towards Land's End and beyond, sunken spotlights, wall light, underfloor heating, bifold doors leading onto terrace and gardens.

**EN-SUITE BATHROOM:** White suite comprising double ended roll top bath set on bawl and claw feet, pedestal wash hand basin, love level WC, wood panelling to dado rail, sunken spot lights, tiled flooring with underfloor heating.

**BEDROOM TWO:** 15' 4" x 11' 4" (4.67m x 3.45m) Double aspect room with lovely sea views across the countryside towards Land's End, double glazed window to front, sunken spotlights, underfloor heating, double glazed doors to garden.

**BEDROOM THREE:** 12' 1" x 9' 2" (3.68m x 2.79m) Double glazed window to front, sunken spotlights, underfloor heating.

**SHOWER ROOM:** White suite comprising pedestal wash hand basin, low level WC, walk in shower cubicle with glazed screen and brass fittings, bespoke tiled walls, feature panelling, sunken spotlights, tiled flooring with underfloor heating.

**STAIRS FROM THE ENTRANCE HALL TO:**

**FIRST FLOOR SITTING ROOM:** 15' 5" x 15' 4" (4.70m x 4.67m) Feature period Adam style fireplace with raised slate hearth burner, reclaimed pine floorboards, double glazed window to front, two period style radiators, lovely sea views through the dining room, opening to:

**DINING ROOM:** 14' 1" x 10' 2" (4.29m x 3.10m) Double aspect room with fully opening bifold doors taking full advantage of the panoramic sea views across the surrounding countryside to Land's End and beyond, reclaimed pine floorboards, period style radiator.

**KITCHEN/BREAKFAST ROOM:** 15' 4" x 11' 7" (4.67m x 3.53m) Lovely sea views over surrounding countryside to Land's End and beyond from Juliet balcony, Belfast sink with cupboards below, range of bespoke base units with marble worksurfaces over, two oven electric Aga, integrated dishwasher and washer/dryer, reclaimed pine floorboards, impressive free standing bespoke dresser (to remain), double glazed window to front with open views across countryside.

**OUTSIDE:** The property stands in landscaped gardens with lawned area, large granite sun terrace taking full advantage of the sea views towards Land's End across surrounding countryside and beyond. To the front of the property is granite paved parking and turning area, leading to:

**ATTACHED GARAGE:** 14' 4" x 8' 6" (4.37m x 2.59m) With power and light, two opening doors, this room has scope to be incorporated into the main property, enabling further accommodation, subject to planning permission.

**SERVICES:** Mains water, electricity and drainage.

**AGENTS NOTE:** We understand from Openreach website that Superfast Broadband (FTTC) is available to the property. We tested the mobile phone signal for Vodafone which was intermittent. The property is constructed of block and granite under a slate roof.

**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.

Penzance  
01736 360203

Mousehole  
01736 731199

Carbis Bay  
01736 795040

Camborne  
01209 715672

Hayle  
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Lettings  
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