

The Pilchard Shed, The Strand,  
Penzance, Cornwall, TR18 5HW

 Marshall's  
ESTATE AGENTS















**THE PILCHARD SHED, THE STRAND, PENZANCE, CORNWALL, TR18 5HW**

**GUIDE PRICE £265,000 FREEHOLD**

**\* ONE DOUBLE BEDROOM \* FIRST FLOOR SHOWER ROOM \* 24FT KITCHEN/LOUNGE \***

**\* GROUND FLOOR CLOAKROOM \* MANY PERIOD FEATURES \***

**\* CLOSE TO NEWLYN HARBOUR & AMENITIES \* JULIET BALCONY \***

**\* ELECTRIC HEATING \* NO ONWARD CHAIN \***

**\* CONSERVATION AREA \* SUPERBLY RESTORED AND RENOVATED \***

**\* CEPC: D \* COUNCIL TAX BAND = A \* APPROXIMATELY 72 SQUARE METRES \***

The Pilchard Store has been lovingly renovated and refurbished to provide flexible accommodation over two floors incorporating the 24ft lounge with fitted kitchen, cloakroom and utility on the ground floor. A particular feature of this room is the exposed granite elevations with the recesses for the original Pilchard Press and red brick pillars. Stairs from the ground floor lead to further reception room with permission for wood burner to be installed and door leading to bedroom with Juliet balcony to the front. The first floor is open plan with A frame ceilings, Velux windows, painted beams, solid wood flooring throughout and with the aforementioned double doors onto the Juliet balcony. There is a shower room off the reception on the first floor and the property is heated via Rointe wall mounted electric heater. We recommend an early appointment to avoid disappointment for this highly individual property, which would make an ideal bolthole for anybody or someone looking for a change of lifestyle. The property is centrally located within the popular village of Newlyn, close to the harbour and most amenities such as public houses, stores, cafes, church and picture house.

Glazed door into:

**HALLWAY:** Stairs rising, electric fuse box, further door to:

**LOUNGE/KITCHEN:** 24' 0" x 12' 8" (7.32m x 3.86m) Double glazed sash window with double glazed doors to the front, stripped and stained wood floor, feature brick pillars and columns with granite elevations to reveal pilchard press holding, recesses, wooden beams, Velux window to rear, wall mounted electric heater, understairs storage cupboard, range of base units with worksurface and tiling over, one and a half bowl stainless steel sink unit, integrated washing machine, cooker, hob, extractor over, free standing island with wooden worksurface over, feature spotlights, doors to:

**CLOAKROOM:** Low level WC, wash hand basin, extractor fan, utility room,

**UTILITY ROOM:** Further plumbing for sink or washing machine, stairs rising to:

**FIRST FLOOR:**

**RECEPTION ROOM:** 15' 5" x 7' 9" (4.70m x 2.36m) Vaulted ceiling with painted beams, two Velux windows, wall mounted electric heater, spotlights, engineered oak flooring throughout, slate hearth with permission for installation of wood burner, sliding door to:

**BEDROOM:** 16' 5" x 9' 11" (5.00m x 3.02m) Double glazed window, picture window and double glazed patio doors opening onto Juliet balcony, mains smoke alarm, wall mounted heater.

Door from reception room into:

**CLOAKROOM:** With vanity wash hand basin with tiled splashback and heated mirror over, skylight to rear, further door to:

**SHOWER ROOM:** With low level WC, fully tiled shower cubicle, tiled floor, extractor fan.

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



**DIRECTIONS:** Via "What3Words": ///collide.introduce.forklift

**AGENTS NOTE:** We understand from Openreach website that Full Fibre might be available to the property. We tested the mobile phone signal for O2 which was good. The property is constructed of granite under a tiled 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  
01736 756627

Lettings  
01736 366778



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