



Menawethen, Quarry Hill, Gulval,  
Penzance, TR18 3BD















**MENAWETHEN, QUARRY HILL, GULVAL, PENZANCE, TR18 3BD**

**GUIDE PRICE £775,000 FREEHOLD**

**\* FOUR BEDROOMS PLUS A TWO BEDROOM INTEGRAL FLAT \***

**\* 28FT LIVING ROOM WITH BALCONY \* SEA VIEWS TO MOUNTS BAY \***

**\* FITTED KITCHEN \* OIL FIRED CENTRAL HEATING \* DOUBLE GLAZING \***

**\* IDEAL FAMILY HOME \* INTEGRAL DOUBLE GARAGE \***

**\* LARGE OFFICE \* STORAGE AREA \* INTEGRAL WORKSHOP \***

**\* SECLUDED GARDENS \* DETACHED GARAGE IDEAL FOR CAMPERVAN OR SIMILAR \***

**\* SOUGHT-AFTER LOCATION \* EXCELLENT OPPORTUNITY \* VIEWING RECOMMENDED \***

**\* EPC = D \* COUNCIL TAX BAND = F \* APPROXIMATELY 300 SQUARE METRES \***

A chance to acquire a unique four bedroom detached family home with integral two bedroom flat, set in secluded grounds with spacious versatile accommodation which could be used for a variety of uses, subject to any necessary permissions. The property has an individual design, which the present vendors have adapted in such a way that there is potential for working from home, or one large family home. The property is set in very secluded grounds, two lawned areas, large driveway and parking area leading to a detached garage with large roller door, ideal for campervan or similar. An integral part of the property is a large double garage with inspection pit, further office area behind and storage, along with useful rooms to the side, which were formerly a further double garage. Menawethen has some sea views over Mount's Bay from the living room and balcony and would make an ideal family home. Churchtown Gulval is a much sought-after area just on the outskirts of Penzance, being only a short drive away, with access to open countryside and local beaches. Due to the popularity of properties such as this, we recommend an early appointment.

**ENTRANCE PORCH**

**ENTRANCE HALL:** Built in airing cupboard housing hot water cylinder, understairs storage cupboard.

**BEDROOM ONE:** 14' 0" x 12' 9" (4.27m x 3.89m) Range of built in wardrobes with sliding mirror doors, UPVC double glazed window, further built in cupboard, radiator.

**EN SUITE BATHROOM:** Coloured suite comprising deep spa bath, low level WC, pedestal wash hand basin, tiled shower cubicle, fully tiled walls, UPVC double glazed window, radiator.

**BEDROOM TWO:** 18' 2" x 10' 0" (5.54m x 3.05m) Pine clad ceiling, UPVC double glazed window overlooking garden, radiator.

**DRESSING AREA:** 8' 1" x 6' 8" (2.46m x 2.03m) Exposed granite wall, radiator.

**BEDROOM THREE:** 14' 0" x 9' 9" (4.27m x 2.97m) Range of built in wardrobes, UPVC double glazed window overlooking front garden, radiator.

**BEDROOM FOUR:** 9' 8" x 8' 0" (2.95m x 2.44m) Built in wardrobe with sliding mirror door, UPVC double glazed window, radiator.

**BATHROOM:** Coloured suite comprising panelled bath, pedestal wash hand basin, low level WC, fully tiled walls, radiator.

From hallway access to:

**PREPARATION AREA:** 16' 0" x 9' 0" (4.88m x 2.74m) Built in workbench.

**PANTRY:** 8' 6" x 6' 0" (2.59m x 1.83m)

Stainless steel single drainer sink unit with cupboards below, UPVC double glazed window.

**UTILITY ROOM:** 9' 8" x 7' 3" (2.95m x 2.21m) Stainless steel single drainer sink unit with cupboard below, plumbing for washing machine, oil fired central heating boiler, UPVC double glazed window.

**BOOT ROOM:** Door to gardens and door to integral garage.

Stairs from entrance hall to:

**FIRST FLOOR LANDING:** Radiator, access to roof space.

**LIVING ROOM:** 28' 6" x 23' 3" narrowing to 15' 5" (8.69m x 7.09m narrowing to 4.70m) Sea views over Mount's Bay, granite fireplace with multi-fuel stove set on a slate hearth, TV point, two radiators, UPVC double glazed sliding patio doors to:

**BALCONY:** 29' 0" x 10' 0" (8.84m x 3.05m) Glass sase balustrade, sea views to Mount's Bay.

**DINING ROOM:** 14' 8" x 13' 2" (4.47m x 4.01m) Oak flooring, UPVC double glazed window, double glazed sliding patio doors small balcony.

**KITCHEN:** 15' 0" x 12' 0" (4.57m x 3.66m) Stainless steel inset single drainer sink unit with cupboards below, extensive range of fitted wall and base units, worksurfaces and power points, built in oven, five ringed propane gas hob with extractor fan over, plumbing for dishwasher, UPVC double glazed window, concealed worktop lighting, tiled flooring.

**SHOWER ROOM:**

Coloured suite comprising pedestal wash hand basin, low level WC, shower cubicle, UPVC double glazed window, radiator.

From dining room door to:

**SELF-CONTAINED ANNEXE**

**ENTRANCE HALL:** Built in airing cupboard housing hot water cylinder, night storage radiator. Front door to steps leading down to the rear of the property.

**LIVING ROOM:** 16' 4" x 14' 7" (4.98m x 4.45m) UPVC double glazed window, TV point, night storage radiator.

**KITCHEN:** 14' 5" x 7' 4" (4.39m x 2.24m) Stainless steel inset single drainer sink unit with cupboards below, range of fitted wall and base units, worksurfaces and power points, integrated fridge and freezer, plumbing for washing machine, UPVC double glazed window, night storage radiator.

**BEDROOM ONE:** 8' 10" x 8' 5" (2.69m x 2.57m) UPVC double glazed window.

**BEDROOM TWO:** 9' 3" x 7' 9" (2.82m x 2.36m) Built in wardrobe, UPVC double glazed window.

**BATHROOM:** White suite comprising panelled bath with chrome shower fittings and glazed screen, pedestal wash hand basin, low level WC, UPVC double glazed window, Dimplex wall heater.

**OUTSIDE:** The property stands in secluded grounds with lawned areas to front and rear, flower border, ample parking leading to:

**INTEGRAL GARAGE:** 23' 10" x 16' 8" (7.26m x 5.08m) Step into a space designed for flexibility, functionality, and future-proof convenience. This 55 square metre integral garage has been thoughtfully divided into four distinct areas, offering endless possibilities for work, storage, hobbies, or business use, subject to any necessary permissions. The primary room has a spacious, open-plan main area perfect for vehicle storage, a workshop, home gym, studio, or conversion into a personalised workspace. Its generous footprint makes it the ideal foundation for whatever you envision. With up and over door, power and light, inspection pit, double glazed window to side, door to:

**WORK ROOM:** 8' 1" x 3' 8" (2.46m x 1.12m) Need a dedicated area for tools, equipment, creative projects, or additional storage? This well-proportioned room delivers the extra space you've been looking for without compromising accessibility. With butler sink.

**WORK ROOM:** 15' 6" x 10' 7" (4.72m x 3.23m) A compact yet highly useful room that lends itself perfectly to organisation—ideal as a pantry, hobby room, secure storage area, or even an office nook. With door to:

**WASH ROOM:** 9' 0" x 8' 2" (2.74m x 2.49m) Convenience built in. The integrated washroom adds practicality to the space, whether you're working on projects, running a small business, or simply maximising day-to-day ease. Butler sink.

To the rear of the property:

**LARGE DETACHED GARAGE:** 20' 3" x 10' 0" (6.17m x 3.05m) Entrance door height: 8' 6". Garage would be ideal for a campervan or similar, although the current owners have put a mezzanine storage level which is accessed via a pull-down ladder (all of this could be removed easily), electric up and over door.

From the grounds, there is also a staircase which leads to the self-contained annexe.

**SERVICES:** Mains water, electricity, septic tank drainage and oil central heating.

**AGENTS NOTE:** We understand from Openreach website that Ultrafast Full Fibre Broadband (FTTP) is available to the property. We tested the mobile phone signal for Vodafone which was good. The property is constructed of block and 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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