



ROHRS & ROWE





CHARMING PERIOD HOUSE WITH EXCEPTIONAL VIEWS OVER THE STUNNING KYNANCE COVE AND ACROSS MOUNTS BAY.





Pednagothollan,  
Penmenner Road,  
The Lizard,  
Helston,  
Cornwall,  
TR12 7NR

- Charming Victorian house
- Superb panoramic sea views
- Spacious kitchen / dining room
- Wonderful period features
- Sitting room with exceptional view
- Cosy snug opening to decking
- Spacious master bedroom suite
- Two further bedrooms
- Family bathroom
- Huge loft room with potential
- Garden room/ home office
- Utility room
- Large decked area
- Attractive gardens
- EPC E
- Council Tax Band E







## PROPERTY

Set in a quiet location on the edge of Lizard Village; the property is set in an enviable position with commanding views over the breathtaking Kynance Cove, with far reaching vistas to St Michaels Mount in the distance. The property has been run as a successful holiday letting residence over recent years, but would also make a very comfortable family home. The entrance leads straight into the kitchen, where the spectacular coastal views very quickly reveal themselves. The kitchen is the hub of the house and its open planned layout and beautifully modern styling offers excellent social accommodation, with everything configured in just the right manner. To the side of the kitchen is a well sized utility room with a cloak room set to the rear of it. Projecting forward from the kitchen / diner is a very nice sitting room offering a very comfortable place to soak up the sea views. To the side is a further reception room that links nicely out onto the deck, that in turn flows right across the front of the house - making a very pleasant link from house to garden. The master bedroom offers a very nice space indeed with further exceptional views and within this bedroom there is staircase to the very spacious loft - which offers great potential for future development subject to the right consents. There are two further attractively decorated bedrooms and a family bathroom to serve them. The rear court yard offers ample parking and to one side is a large timber building that is currently used as a workshop but would make a lovely garden room or home office for those that want some extra privacy. The view from the gardens and decking is just spell binding with the dramatic sea and the coastline vistas offering so much to enjoy.



















### **LOCATION**

The Lizard Peninsula is very much Cornwall's forgotten Eden and its west coastline has some of the most dramatic scenery in Cornwall. With its unique flora & fauna, history & geology the Lizard Peninsula also offers the Goonhilly Nature Reserve & Earth Station, various beaches and the Helford River to the explorer. Activities such as boating, in most of its forms, diving and golf are available for the enthusiast. There is also an abundance of fine food to enjoy throughout the area with local fish, especially crab & lobster, being regular features.

### **DISTANCES**

Lizard: 0.4 miles • Kynance Cove: 2.5 Miles • Cadgwith Cove: 3.7 Miles • Mullion: 5.5 Miles • Goonhilly Downs: 5.5 Miles • Coverack: 10 Miles • Helford: 11 Miles • Helston: 11 Miles • Porthleven: 13.5 Miles • Falmouth: 23 miles • Truro: 27 miles • St Ives: 26 Miles • Newquay Airport: 46 miles







# Penmenner Road, The Lizard, Helston, TR12 7NR

Approximate Area = 2731 sq ft / 253.7 sq m

Limited Use Area(s) = 288 sq ft / 26.8 sq m

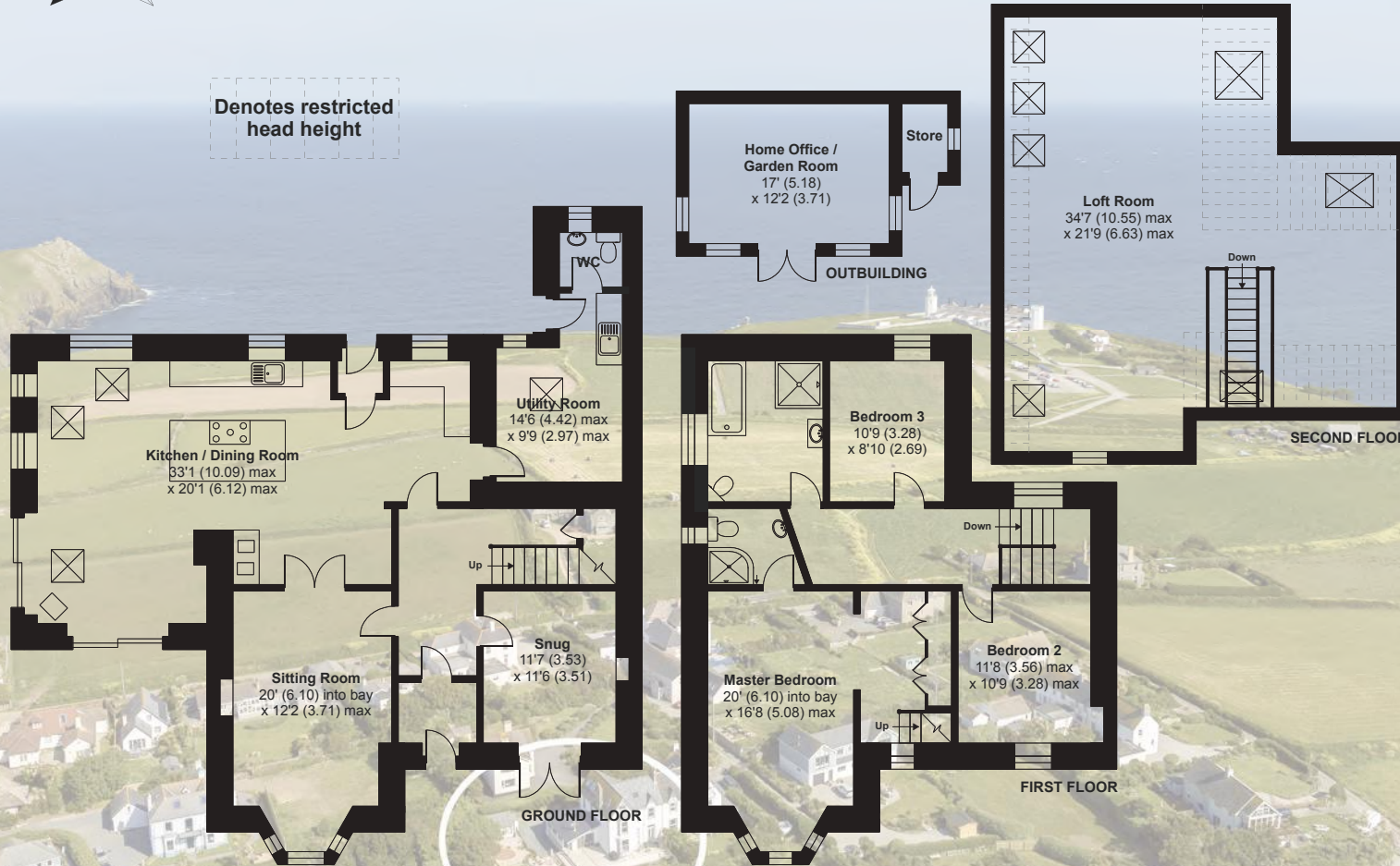
Outbuilding = 204 sq ft / 18.9 sq m

Total = 3223 sq ft / 299.4 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n'chemcom 2023. Produced for Rohrs and Rowe, REF: 984569





**Services:** Mains water, electricity & drainage. Air source heat pump central heating.

**Directions:** What3Words - ///clicker.guarding.manuals

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