



ROHRS & ROWE



Pendrea Cottage  
Gulval  
Penzance  
Cornwall  
TR18 3LU

- Attractive period residence
- 3 floors of accommodation
- Impressive 22 X 12'8 kitchen/  
living room
- Attractive sitting room
- Master bedroom
- 2 further bedrooms (1 ensuite)
- Self contained 1 bedroom  
annexe
- Generous raised terrace ideal  
for entertaining
- Spacious garage / store area
- Additional music room / games  
room
- Court yard area with ample off  
road parking
- EPC E
- Council Tax Band D

  
ROHRS & ROWE



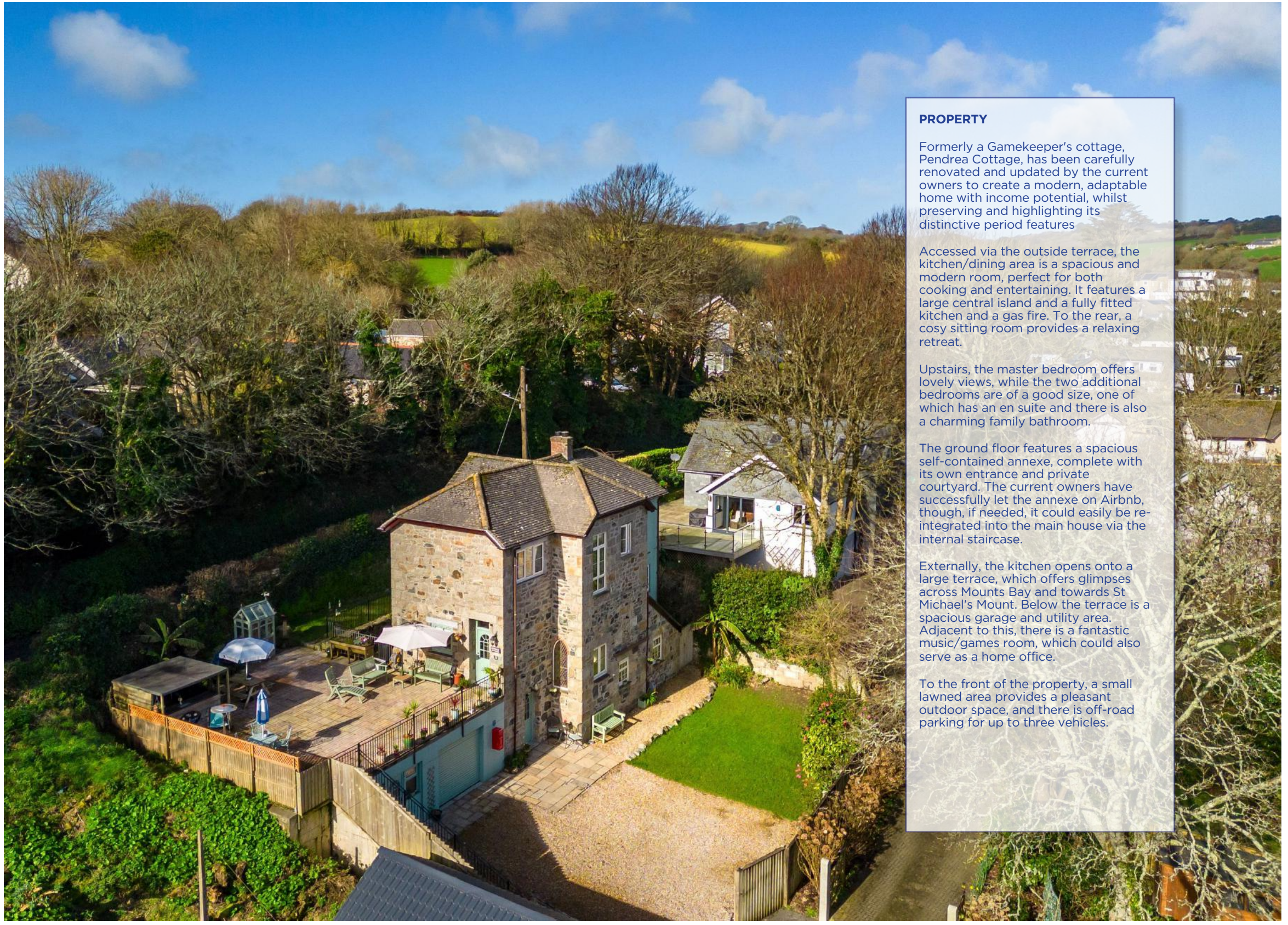
A two-story stone cottage with a gabled roof and a bay window. The ground floor features a large patio area with outdoor furniture, including a bench, a lounge chair, and a table. The upper floor has a bay window and a smaller window. The patio is paved with stone tiles and has a black metal fence on the left side. The background shows a blue sky with clouds and some trees.

**A UNIQUE AND CHARACTERFUL FORMER GAMEKEEPER'S COTTAGE WITH VERY ADAPTABLE ACCOMMODATION SET OVER 3 FLOORS, THE GROUND FLOOR CURRENTLY OFFERING A SELF CONTAINED 1-BEDROOM ANNEXE.**









## PROPERTY

Formerly a Gamekeeper's cottage, Pendrea Cottage, has been carefully renovated and updated by the current owners to create a modern, adaptable home with income potential, whilst preserving and highlighting its distinctive period features

Accessed via the outside terrace, the kitchen/dining area is a spacious and modern room, perfect for both cooking and entertaining. It features a large central island and a fully fitted kitchen and a gas fire. To the rear, a cosy sitting room provides a relaxing retreat.

Upstairs, the master bedroom offers lovely views, while the two additional bedrooms are of a good size, one of which has an en suite and there is also a charming family bathroom.

The ground floor features a spacious self-contained annexe, complete with its own entrance and private courtyard. The current owners have successfully let the annexe on Airbnb, though, if needed, it could easily be re-integrated into the main house via the internal staircase.

Externally, the kitchen opens onto a large terrace, which offers glimpses across Mounts Bay and towards St Michael's Mount. Below the terrace is a spacious garage and utility area. Adjacent to this, there is a fantastic music/games room, which could also serve as a home office.

To the front of the property, a small lawned area provides a pleasant outdoor space, and there is off-road parking for up to three vehicles.

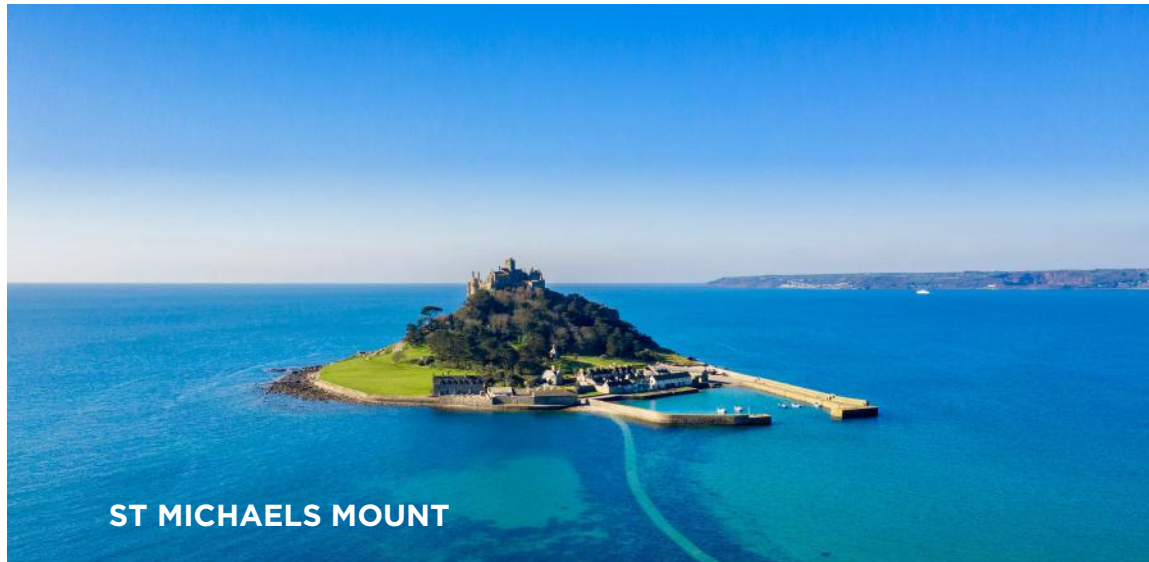








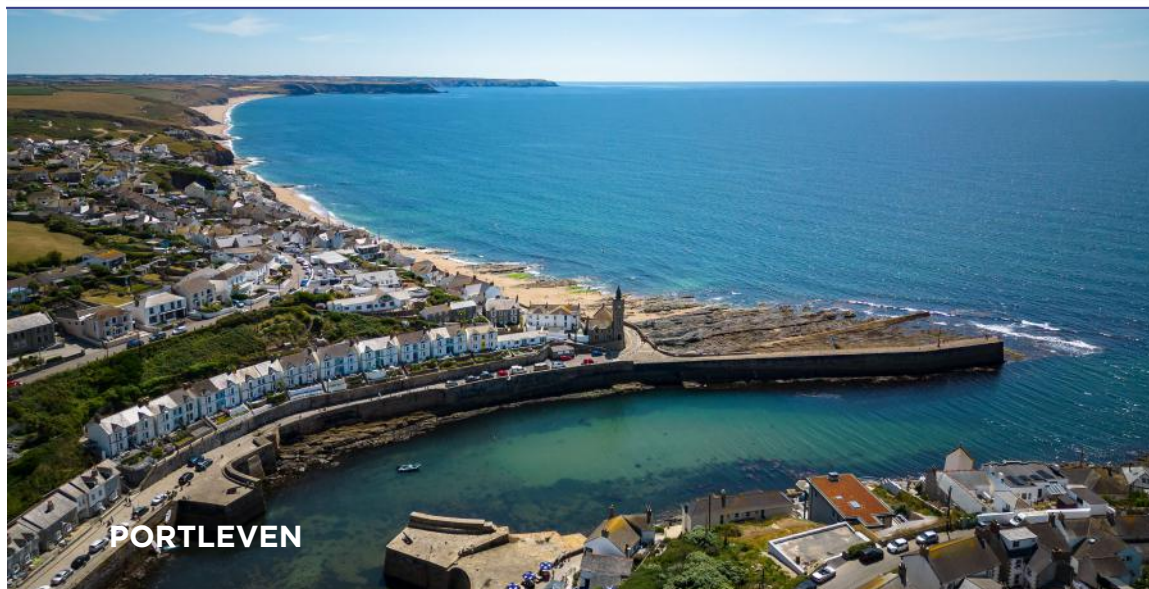




**ST MICHAELS MOUNT**



**ST IVES**



**PORTLEVEN**



**MOUSEHOLE**

#### **LOCATION**

Penzance is a charming town on the south-facing shores of Mounts Bay with the seafront vista dominated by the iconic St Michaels Mount. Along the Promenade is the outdoor Art Deco Jubilee pool. There are regular ferries and helicopter flights to the Isles of Scilly. The town offers shops, cafes and restaurants along with a variety of charming Georgian buildings as well as the stunning sub-tropical Morrab Gardens and Penlee Park.

A short distance away is the fishing port of Newlyn, famous for its School of Art. A little further along is the beautiful village of Mousehole. St Ives is a major attraction with its stunning beaches, independent boutique shops, Tate gallery and restaurants.

#### **DISTANCES**

Penzance 1 Mile • Newlyn 1.5 Miles • Mousehole 3.75 Miles • Marazion ( St Michaels Mount) 5.5 Miles • Falmouth 28 Miles • Truro 27 Miles • Newquay Airport 41 Miles











# Pendrea Cottage, Gulval, Penzance, TR18 3LU

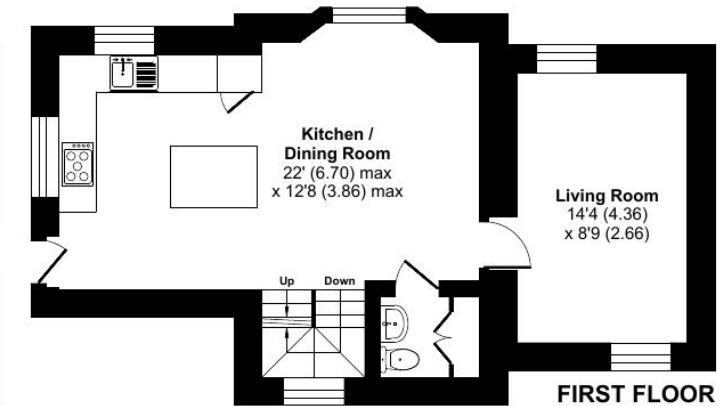
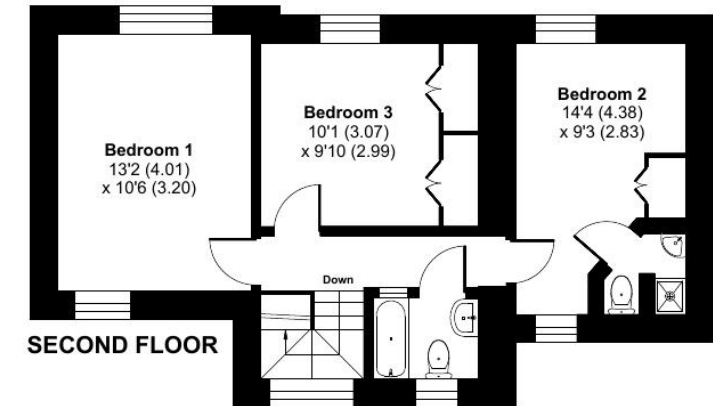
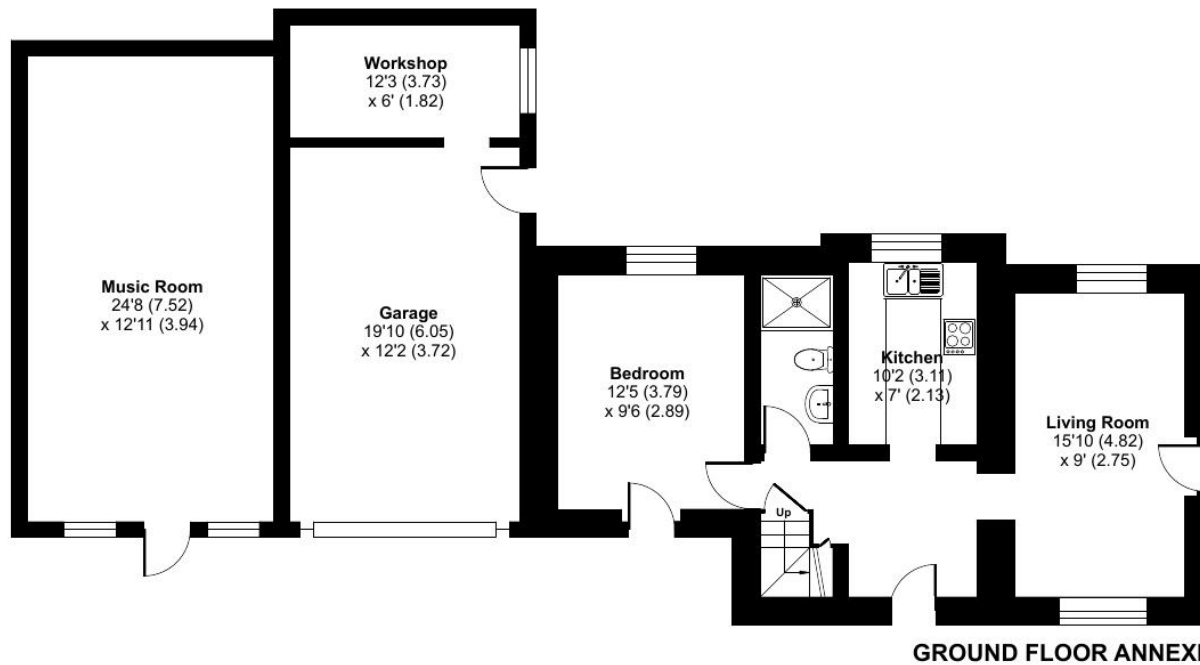
Approximate Area = 1524 sq ft / 141.5 sq m

Garage = 321 sq ft / 29.8 sq m

Outbuilding = 320 sq ft / 29.7 sq m

Total = 2165 sq ft / 201 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2025. Produced for Rohrs and Rowe. REF: 1247669





**Services:** Mains water, gas, electricity & drainage. Gas central heating

**Directions:** What3words: escorting.mutual.bubble

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