



MAP estate agents
Putting your home on the map

Nancherrow
St. Just, Penzance

Nancherrow

St Just, Penzance,

St Just 0.5 miles | Sennen Cove 5.5 miles | Land's End 6.5 miles |
Penzance 8 miles | Truro 34 miles | Newquay Airport 45 miles |
Exeter M5 121 miles
(Distances are approximate)

This most spacious and versatile three bedroom split level detached home has so much to offer it just must be viewed, with three double bedrooms, large living room with log burner, generous kitchen, hot tub and off-road parking for two cars. There is also an annexe which is currently used as a holiday let but could be the perfect place to work from home.

Attached Annexe | Three Double Bedrooms | Study | Kitchen |
Shower Room | WC | Large Lounge/Diner | Gardens | Parking

Offers in Excess of £450,000
Freehold



Description

This versatile property has accommodation over several floors - the top floor has a fantastic 25 ft lounge/dining room which benefits from high ceilings, a fireplace with a wood-burning stove and double glazed French doors with views across to St Just.

Planning permission has been approved for a south-facing 25 square-metre decked sun terrace which is perfect for sun-bathing and entertaining. A small flight of stairs descends to a useful study/reception room with high ceilings. Next to this is the kitchen which features an extensive range of units and a built-in oven and inset hob. On the ground floor, you will find two double bedrooms and a WC, whilst on the lower ground floor is a further double bedroom and the shower room. Other benefits include double glazing and oil-fired central heating.

Attached to the main residence is a well thought out annexe which has been used as a holiday let or could be used as an independent space for an older child - the annexe is extremely well-presented and benefits from a quality kitchen and a shower room along with a seating area which converts into a pull-down bed.

To the front of the property, there is parking for two cars and a paved terrace with a large hot tub - from here, there is a path which leads to a very pretty walled garden which has a high degree of

privacy. The side garden benefits from a large timber workshop/shed and a smaller timber storage shed.

Location

Tregeseal is a pretty valley on the outskirts of St Just, the property is set back from the road in a slightly elevated position which affords open views and privacy.

St Just is located less than half a mile away, it is a popular town and has some fantastic shops, a doctor's surgery, Primary and Secondary schooling and lovely places to eat out. There are wonderful countryside and coastal walks to enjoy nearby with Cape Cornwall and Cot Valley amongst the favourites. St Just has a regular bus service to the larger market town of Penzance which is approximately eight miles away. Penzance has a wide range of retail outlets and a mainline Railway Station.

ACCOMMODATION COMPRISES

TOP FLOOR LOUNGE/DINER 25' 5" x 15' 9" (7.74m x 4.80m)

A superb light and bright room with high ceilings featuring a granite fireplace with a wood-burning stove sat on a slate hearth, double glazed window to the side with a pleasant outlook, pair of double glazed French doors with views towards St Just, radiator and space for dining room table. A small flight of steps lead down to:-

STUDY/RECEPTION ROOM 14' 3" x 10' 5" (4.34m x 3.17m)

Radiator, double glazed picture window to the side and double glazed obscured window.

KITCHEN 14' 1" x 8' 7" (4.29m x 2.61m)

Dual-aspect with a double glazed window to the front with pleasant views, double glazed picture window to the side, range of base units



with worktop over, inset sink unit, matching wall units, built-in oven, inset hob with extractor above, spaces for upright fridge/freezer, washing machine and tumble dryer. A small flight of stairs descend to:-

GROUND FLOOR BEDROOM ONE 13' 2" x 11' 6" (4.01m x 3.50m)

Featuring wall-to-wall built-in double wardrobes with over-head bridging cupboards with a central dressing table. Double glazed window with views over the rear garden, radiator.

BEDROOM TWO 14' 3" x 8' 8" (4.34m x 2.64m)

Double glazed window to the rear overlooking the garden, radiator.

WC

Featuring a WC, wash hand basin with a cupboard below, heated towel rail, small double glazed obscured window.

HALL

Stairs rising to the first floor and stairs descend to the lower ground floor.

LOWER GROUND FLOOR

Under stairs storage space, radiator and cloak-hanging space. Door to:-

BEDROOM THREE 14' 3" x 8' 8" (4.34m x 2.64m)

Double glazed window to the side, radiator.

SHOWER ROOM

Featuring a tiled walk-in shower with mains shower unit, WC, vanity wash hand basin with drawers below, heated towel rail, built-in airing cupboard housing the water cylinder.

ANNEXE LIVING AREA 13' 5" x 8' 4" (4.09m x 2.54m)

The annexe is completely self-contained featuring a seating area with a pull-down bed, television, range of quality modern kitchen units with attractive worktops over, inset sink unit, built-under oven, inset hob with extractor above, fridge, three skylight windows and radiator.

SHOWER ROOM

Double shower enclosure with mains shower, WC with a concealed cistern, vanity wash hand basin with cupboard below, wall-mounted mirror and heated towel rail.

OUTSIDE FRONT

To the front of the property, there is parking for two cars and an adjacent raised flower bed with established plants and oil storage tank, paved terrace with a large hot tub, pathway to the side which leads to:-

REAR

The rear garden is mainly paved and enclosed by Cornish stone walling and features a variety of established plants and flowers and high degree of privacy.

SIDE GARDEN

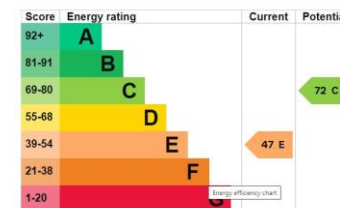
Large timber shed/workshop with power connected, a smaller timber shed and a raised bed with rose plants.

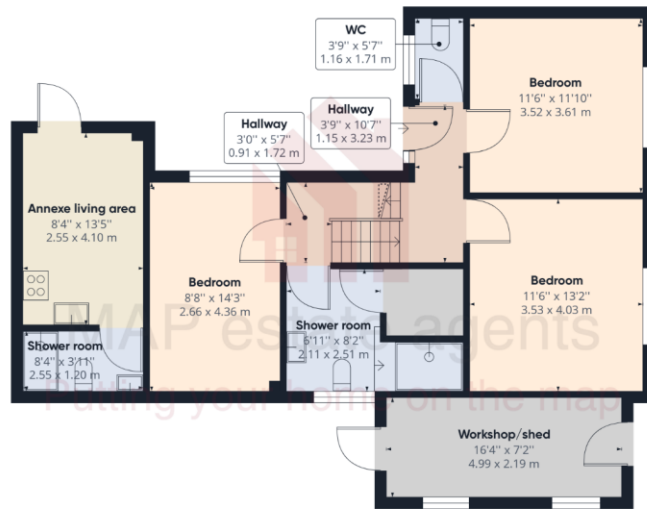
AGENT'S NOTE

The Council Tax Band for this property is Band 'D'.

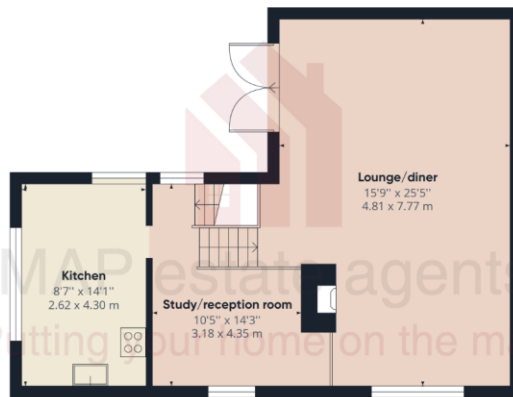
DIRECTIONS

From Penzance, take the A3071 to St Just, a quarter of a mile before St Just, turn right to Tregeseal, proceed past the rugby club and follow the road around to the left and 50 yards further on, you will find the start of the driveway on your right-hand side. If using What3words: human.improving.cookie





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1396.14 ft²
129.71 m²

Reduced headroom

15.68 ft²
1.46 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



MAP's
Top reasons to view this home

- Detached family home
- Three double bedrooms, plus annexe
- Enclosed private rear garden
- Parking for two cars
- Self-contained annexe
- Spacious lounge/diner
- Oil central heating
- Double glazing
- Patio with a hot tub
- Large timber workshop, shed with power connected

01209 243333 (Redruth & Camborne)
01736 322200 (St Ives & Hayle)

01326 702400 (Helston & Lizard Peninsula)
01736 322400 (Penzance & surrounds)

01326 702333 (Falmouth & Penryn)
01872 672250 (Truro)

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