



MAP estate agents
Putting your home on the map

Pendarves Road, Penzance, TR18 2AJ

Pendarves Road, Penzance

Penzance 0.6 miles | Heliport 1.6 miles | Hayle 8 miles |
Land's End 10.5 miles | Truro 29 miles | Newquay Airport 41
miles | Plymouth 78 miles | Exeter M5 110 miles (Distances
are approximate)

This beautiful Edwardian six bedroom townhouse comes complete with a studio, shed and sub-tropical rear garden has been lovingly restored by the current owners whilst retaining the beautiful period features within.

Entrance porch | Entrance vestibule | Entrance hallway |
Lounge | Kitchen Dining room | Conservatory/music room |
Ground floor cloakroom | Six bedrooms, one with en-suite
shower room, bedroom four with dressing room and
mezzanine | First floor bathroom first floor laundry room |
Second floor bathroom | Family bathroom | Enclosed
gardens | Parking | Studio/workshop/greenhouse

£810,000 Freehold



Property Introduction

Entering through the glazed entrance porch vestibule there is a lounge with wood burner, a kitchen/diner and conservatory, music room, there are three bedrooms on both the first and second floor and a family bathroom, laundry room and principal bedroom en-suite, this house goes on and on!

To the rear there is an artist's studio with water and heating, a workshop is attached by a partition wall and the sub-tropical rear garden with conservatory is every horticulturist's dream with banana plants, tropical palm, echiums and a cheese plant. Please view our virtual tour to appreciate this beautiful home.

The property has undergone a wide range of improvements which include all windows replaced, upgraded central heating system and a chimney has been replaced.

Location

Located in a picturesque residential area in a no through road this family home is ideally located for all of the towns' amenities. There is a secondary school less than 300 yards away, the train and bus station are less than half a mile away and the main shopping streets of Penzance including Causewayhead and Market Jew Street are within just over half a mile - where you can find a huge range of different shops within easy walking distance. Penzance has so much to offer with places of interest that include Penlee House Gallery and Museum. The Exchange Gallery in Penzance, spectacularly comes alive at night with a huge glass facade where there are numerous changing exhibitions, workshops and seminars. Chapel Street is also nearby with a fascinating collection of antique shops where you can easily spend the whole day browsing!

To the south of Penzance town is the amazing promenade with its magnificent views out over Mounts Bay, you can bathe in the art deco open air bathing pool

by day and by night dine in one of the wonderful gourmet restaurants that Penzance has to offer.

ACCOMMODATION COMPRISES

Glazed door opening to:-

ENTRANCE PORCH

An entrance porch glazed on three sides with a pitched roof and a beautiful quarry tiled floor. Entrance door with glazed panel above opening to:-

ENTRANCE VESTIBULE 9' 10" x 8' 9" (2.99m x 2.66m)

Two double glazed sash windows. High ceilings, coving and picture rails. Wood flooring. Radiator. Ornate archway through to:-

ENTRANCE HALLWAY 15' 3" x 7' 3" (4.64m x 2.21m)

Turning staircase with feature stained glass window (with secondary glazing) leading up to the first floor. Understairs cupboard. Radiator. Wood floor, picture rail, coving and panelled doors opening through to:-

LOUNGE 19' 10" x 16' 1" (6.04m x 4.90m)

Wood flooring, picture rails, coving and ornate ceiling rose. Bay double glazed sash windows. Feature fireplace with inset multi-fuel burner with decorative tiling, mantelpiece over and recessed shelving to each side.

CLOAKROOM

Low level WC and pedestal wash hand basin. Radiator. High level glass brick wall feature and extractor fan. Wood floor.

KITCHEN/DINER 16' 1" x 12' 5" (4.90m x 3.78m) maximum measurements

Range of bespoke wall and floor mounted oak fronted cupboards with worktop over incorporating an inset circular sink. Space for range style cooker, tiled surround and unit with inset stainless steel sink with mixer tap and drainer. Arched glazed double doors with shutters to each side opening the garden. Wood floor. Door to pantry and wide archway to the:-

DINING ROOM 18' 10" x 12' 2" (5.74m x 3.71m) maximum measurements into bay

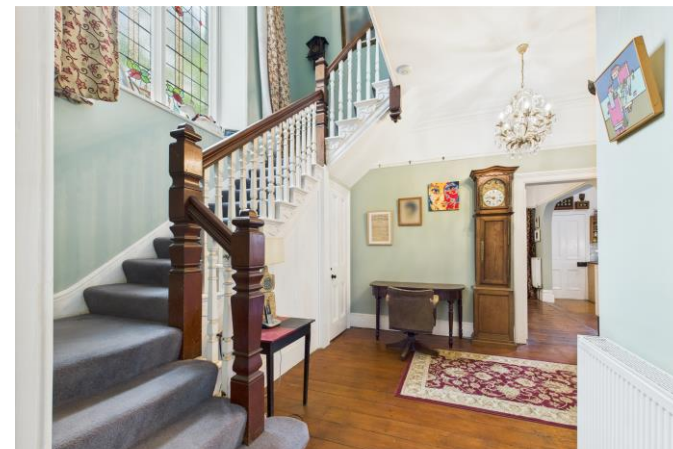
Ornate lincrusta Edwardian feature above picture rail, coving and ornate ceiling rose. Feature ornamental fireplace with tiled detail and mantel over. Glazed bay window. Archway through to:-

CONSERVATORY/MUSIC ROOM 11' 5" x 11' 3" (3.48m x 3.43m)

Quarry tiled floor. Two sets of double glazed doors opening to the outside, feature stone wall and 'Velux' window. Radiator. Shelving and space for piano.

FIRST FLOOR LANDING

Double glazed sash window. Stairs to second floor. Radiator. Loft hatch and doors off to:-



BEDROOM TWO 14' 9" x 12' 4" (4.49m x 3.76m) maximum measurements into bay

Double glazed sash bay window. Picture rail. Ornamental fireplace and radiator.

BATHROOM

Half tongue and groove to walls. Obscured double glazed sash window. Low level WC, pedestal wash hand basin with tiled splashback and bath with shower attachment, tiled surround and radiator. Spotlighting and extractor fan.

LAUNDRY/BOILER ROOM 7' 0" x 5' 0" (2.13m x 1.52m)

Half glazed door. Wall mounted 'Worcester' boiler with pressurised water tank and pump. Double glazed sash window. Worktop with space beneath for washing machine and tumble dryer.

BEDROOM THREE 12' 6" x 12' 2" (3.81m x 3.71m)

Double glazed window with ornate fireplace and radiator.

BEDROOM ONE 16' 2" x 14' 11" (4.92m x 4.54m) maximum measurements into bay

Two double glazed sash windows, ornamental fireplace, radiator and picture rail. Door to:-

EN-SUITE SHOWER ROOM

Shower cubicle, low level WC and pedestal wash hand basin with tiled surround and inset mirror over. Heated towel rail and extractor fan. Two double glazed sash windows. Radiator.

SECOND FLOOR LANDING

Doors off to:-

BEDROOM FOUR 15' 7" x 15' 0" (4.75m x 4.57m) maximum measurements into bay, some reduced headroom to two sides

Exposed beams. Double glazed 'Velux' window and double glazed under eaves triangular window. Radiator. Ladder up to an L-shaped mezzanine. Door to:-

WALK-IN WARDROBE/DRESSING ROOM

'Velux' window, exposed beams, lighting and electric.

MEZZANINE 12' 8" x 7' 1" (3.86m x 2.16m) some reduced head height

An L-shaped space with under eaves double glazed window. An ideal space for reading or storage.

BEDROOM FIVE 15' 2" x 9' 3" (4.62m x 2.82m) plus bay recess

Exposed beams, double glazed window and radiator. Eaves storage cupboards

BEDROOM SIX 11' 9" x 6' 11" (3.58m x 2.11m) maximum measurements

Double glazed sash window with sea glimpses and radiator.

SECOND FLOOR BATHROOM

Low level WC, pedestal wash hand basin and corner bath. Radiator. 'Velux' window. Half tiled surround.

OUTSIDE FRONT

Granite pillars with double wrought iron gates open to the gravelled driveway. The front garden is enclosed with walling and an ornate gate that opens to the:-

REAR GARDEN

Immediately to the rear of the conservatory and music room is a wrap around covered deck, an ideal place for outside entertaining. There is a large patio and a sub-tropical garden with banana plants, echiums, two ponds, gunnera and cheese plants to name but a few of the plants.

STUDIO 17' 2" x 11' 4" (5.23m x 3.45m)

Exposed beams, 'Velux window' and having water, lighting and electric. Worktops. Glazed double doors open to garden. Stud wall dividing to the:-

WORKSHOP 11' 4" x 5' 4" (3.45m x 1.62m)

Exposed beams. 'Velux' window. Lighting and electric. Glazed door to garden.

PALM ROOM/GREENHOUSE 12' 7" x 11' 4" (3.83m x 3.45m)

Apex ceiling with plastic sheet roofing and opening vents. Glazed doors and side screens with windows above opening to the garden. Sprinkler system.

AGENT'S NOTE

The property is Council Tax band 'E'.

SERVICES

Mains water, mains drainage, mains electric and mains gas. Hive heating installed.

DIRECTIONS

Going into Penzance from the top of Causewayhead, proceed along Tarover Road, and turn left into Tolver Road follow this road for one hundred yards and turn left into Pendarves Road. The property is near the top on the right hand side. If using What3words; blaze.shredder.mocked





MAP's

Top reasons to view this home

- Stunning Edwardian semi-detached townhouse with beautiful features
- Six bedrooms over two floors
- Lounge with wood burner
- Kitchen/diner
- Conservatory/music room with doors to garden
- Laundry room on first floor
- Principal bedroom en suite, family bathroom and cloakroom
- New windows all replaced and new heating installed 2022
- New chimney - largest recently replaced
- Studio, shed and conservatory with exotic plants

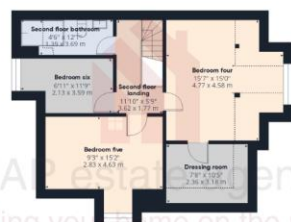
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Ground Floor Building 1



Floor 1 Building 1



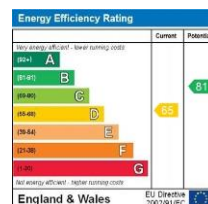
Floor 2 Building 1



Floor 3 Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾

3257 ft²
 302.5 m²

Reduced headroom

195 ft²
 18.1 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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)

Gateway Business Park, Barncoose, Cornwall TR15 3RQ

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