



MAP estate agents
Putting your home on the map

Pendarves Road, Penzance

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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

Guide Price £700,000 Freehold



Property Introduction

Entering through the vestibule you come into a very grand entrance hallway with original wooden flooring and a turning staircase off it where your eyes are immediately drawn to the large stained glass window above. There is a lounge with a wood burner, downstairs cloakroom and an understairs cupboard. A door leads through the kitchen and separate dining room and through here you come to the conservatory/music room which leads to the garden and studio area via two sets of French doors. There are three spacious bedrooms on both the first, the principal bedroom has a large en-suite and a further family bathroom and separate laundry/boiler room. On the second floor there are three further bedrooms, with the largest bedroom having a dressing room and mezzanine area and an additional family bathroom.

To the rear there is a large granite building with vaulted ceiling and exposed beams which is currently used as an artist's studio but comes with plumbing, heating and chimney for a wood burner and could be used as annex accommodation, subject to necessary permissions. A workshop is attached by a partition wall and beyond this is a tall glass roofed conservatory greenhouse which continues the sub-tropical planting of the garden and contains banana plants, tropical palm, echium and cheese plants. A small potting/wood shed is beyond this. The rear garden contains a large variety of sub-topical planting giving a private feel to the space and has a paved area which is a lovely place to sit in the sun. The covered back deck, which wraps round the house, is perfect for entertaining. Please view our virtual tour to appreciate this beautiful and versatile home. The property has undergone a wide range of improvements which includes all windows replaced, upgraded central heating system with Hive control and the main chimney has been completely rebuilt.

Location

Located in a picturesque residential area in a no through road, this family home is ideally suited for all the town's amenities. The Humphry Davy secondary school is less than 300 yards away and Penwith College, the Penzance Leisure Centre, St Clare Medical centre and the West Cornwall Hospital are all within a five minute walk. The town centre is a five to ten minute walk and the train and bus station are less than half a mile away. The house is superbly positioned to be out of the

hubbub of Penzance centre but close enough to have everything close to hand. The main shopping streets of Penzance including Causewayhead and Market Jew Street are within easy walking distance as are the wonderful green areas – Penlee and Morrab Park which house the Penlee House Gallery and Museum and Open Air Theatre. Penzance has so much to offer which includes the wonderfully quirky Chapel Street, home to the Egyptian House and the famous Admiral Benbow and of course to the south of Penzance is the amazing promenade with its flat walks to Marazion and the spectacular Mounts Bay View. You can even take a dip in the art deco open air bathing pool and sample 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) maximum measurements into bay

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 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 15' 5" x 12' 4" (4.70m 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' 5" x 12' 2" (3.78m 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' 8" x 15' 1" (4.77m x 4.59m) 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 10' 5" x 7' 8" (3.17m x 2.34m) some reduced headroom to two sides

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

MEZZANINE 12' 9" x 7' 1" (3.88m 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' 0" x 9' 3" (4.57m x 2.82m) plus window bay

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

BEDROOM SIX 11' 8" x 6' 11" (3.55m x 2.11m)

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 which provides parking for several vehicles. 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.



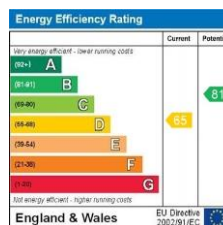


MAP's

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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Approximate total area^m

3304 ft²
 306.9 m²

Reduced headroom

198 ft²
 18.4 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

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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