

THE ABBEY  
PENZANCE, WEST CORNWALL

JONATHAN  

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CUNLIFFE



## *The Abbey, Abbey Road, Penzance TR18 4AR*

A wonderful landmark period building and much loved former boutique hotel, perched above Penzance harbour with magical views across Mounts Bay. In the same ownership for the last 45 years..

- Spacious and elegant harbour side townhouse
- Much loved former boutique hotel
- 6 bedrooms, 6 bathrooms
- Two apartments
- Private parking courtyard
- Beautiful walled gardens
- Dating from 1660 and Listed grade II
- In all about 6,475 sqft
- Rateable value £10,500 pa (see notes in main text)
- Freehold















## SETTING THE SCENE

The Abbey enjoys a commanding position above Abbey Turning Basin, with views over Ross Swing Bridge, the harbour, and St Michael's Mount across the bay. As one of West Cornwall's most iconic Listed buildings, it's wonderful bright blue facade sits within the Penzance Promenade Conservation Area, just a short walk from gorgeous Chapel Street, and is frequently admired, photographed, and featured in Cornish art.

With a rich maritime history, Penzance enjoys a sheltered position on Mount's Bay and is also noted for its artistic community with many galleries. Chapel Street in particular is well known for its fine period buildings including the Egyptian House, a Landmark Trust property. The Jubilee Pool is an historic Art Deco saltwater Lido that juts out into the sea and was extensively refurbished in 2014 to incorporate geothermal technology. The town is well placed for touring the surrounding Lands End peninsula - and the Southwest Coastal Path passes along the promenade, winding its way past nearby Newlyn and Mousehole towards Lamorna and the Minack Theatre at Porthcurno.

Within walking distance, Penzance railway station represents the end of the line with an overnight 'sleeper' service to London Paddington. From Penzance harbour the Isles of Scilly Steamship Company runs a regular ferry between Penzance and Scilly - and there are regular helicopter transfers from Penzance Heliport too.

## HISTORY

The original building dates to 1660, around the time of the Spanish raids on Newlyn and Mousehole. It was rebuilt shortly after and modernised in 1820 in the distinctive Georgian Gothic style, when the drawing room was added. The Abbey is thought to have links to the Abbey on St Michael's Mount, possibly serving as a pied-à-terre for monks during rough seas. It remained a private residence until after WWII, when it became a hotel. The current owners undertook extensive restoration, carefully preserving its period features. The striking sky-blue stucco façade contrasts with white-painted windows, label moulds, and decorative tracery behind white railings and mature hedges.

## THE TOUR

A Gothic Renaissance-style porch leads to a wide, elegant staircase rising two floors, featuring turned balusters and a large window overlooking the walled gardens. Off the hall is access to a basement with wine cellar, WC, and a nearby office. The front-facing shaker-style kitchen has been recently been refitted and links through to the pantry/stores and the courtyard.

The impressive drawing room, accessed via a mezzanine, boasts a moulded chimney piece, open fireplace, built-in bookshelves, high aspect sash windows with shutters, and ornate plasterwork. The oak-panelled dining room features an brick-arched fireplace, and shuttered windows. Upstairs, the landing leads to three beautifully decorated en suite bedrooms with sea views, each with distinct character. A secondary staircase reaches the attic and second floor, which hosts three further charming double bedrooms (two en suite), a separate shower room, and a hallway with an oval oculus window offering harbour views.

Two self-contained holiday-let apartments adjoin the main building, each with private entrances. The larger, Mount View, enjoys a stunning harbour and sea vista from its picture window.

## STEP OUTSIDE

Set behind secure timber gates and walling with decorative pineapple shaped finials is a beautiful private walled garden being typically Cornish having a relaxed old world charm full of intrigue and year round interest. The cobbled courtyard is laid to an Archimedean pattern with a mature acacia tree to one corner allowing several vehicles to park and turn. Granite rock walls provide structure and the adjacent properties to the west provides an interesting backdrop to the foliage and flowers, whilst clearings in the vegetation reveal a stunning vista towards the harbour . There are topiary box hedges, herbaceous perennials, tender sub tropical plants and old fashioned varieties of roses with numerous areas for outside summer dining. A yew hedge disguises the main lawned garden situated adjoining the drawing room entered through an archway in the hedge planted with acidic loving plants including specimen camellias, azaleas and rhododendrons.

There is a further area of sheltered garden lying to the east front of the property across Abbey Street set behind a high stone wall accessed through a wrought iron gate with the extent of the property including Abbey Cliff Face.

## SERVICES

Mains water and electricity and drainage and gas fired central heating. FTTP (Fibre To The Premises) broadband.

Please be aware we cannot confirm that all these services comply with current regulations

## PLANNING

We understand that the use class for the property is considered to be C1 Hotel Use.

Whilst The Abbey has been a former hotel and more recently used for holiday letting purposes, the building is generally domestic in its purpose. Additionally, having the building split into three elements provides further scope for multiple future uses, including as a private dwelling house, multi-generational living, guest accommodation or rental income, subject to the necessary planning permissions.

## DISTANCES (all distances approximate)

Penzance Station (main line) 0.5 miles, Newlyn 1 mile, St Ives 8 miles, Helston 13 miles, Falmouth 26 miles, Truro 28 miles, Newquay airport 39 miles

## WHAT3WORDS LOCATION

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## RATEABLE VALUE

£10,500 As of June 2024, this rateable value qualifies for Small Business Rates Relief

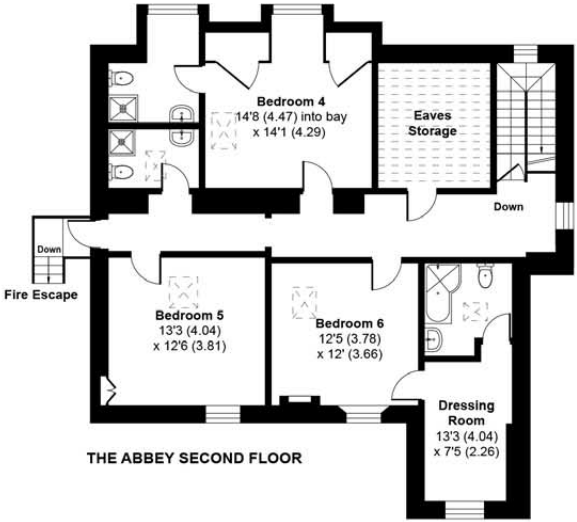
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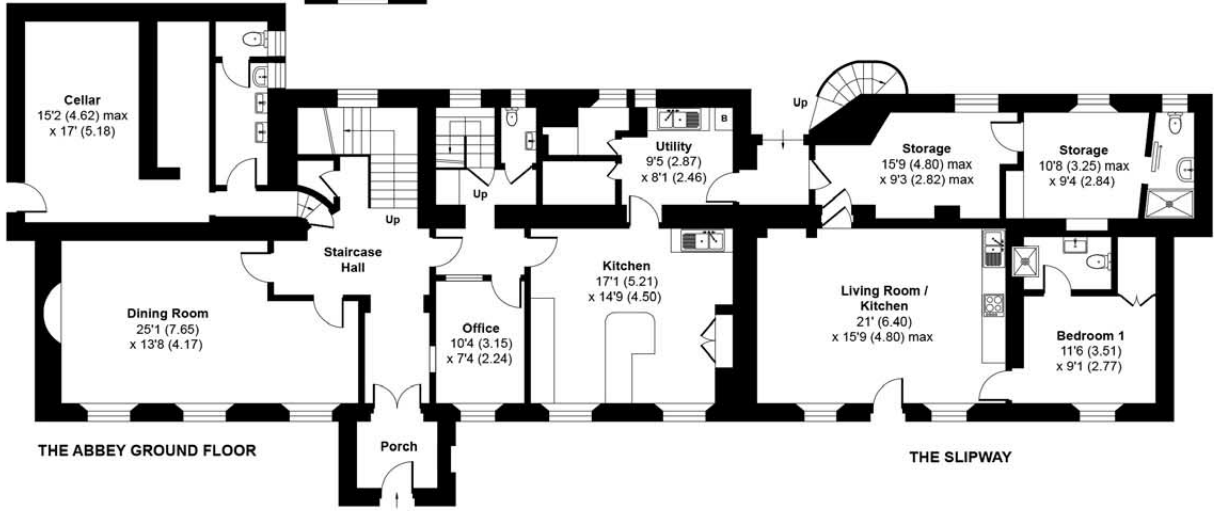
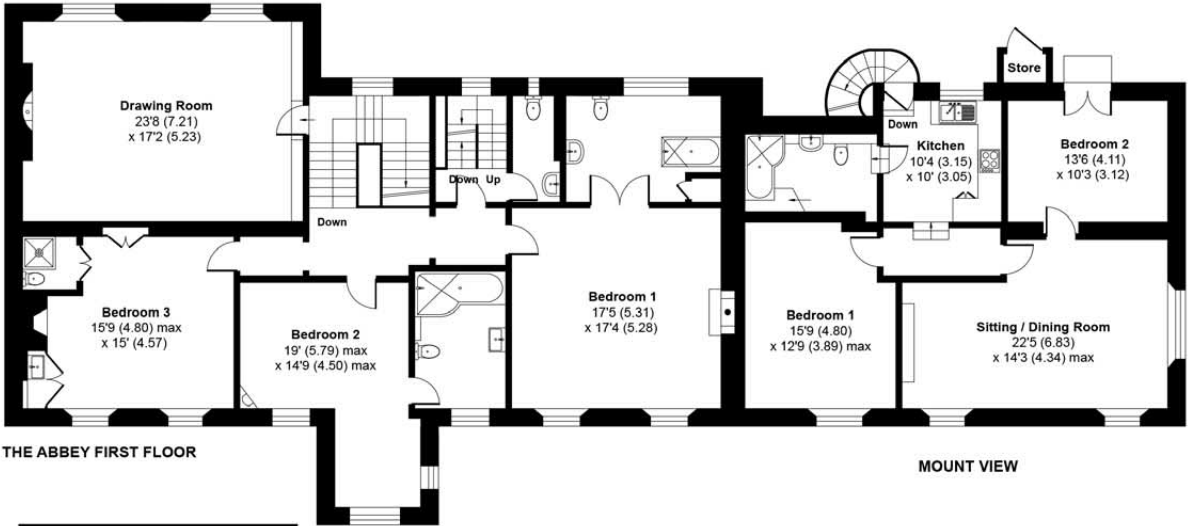


The Abbey, Abbey Street, Penzance, TR18

The Abbey = 4611 sq ft / 428.3 sq m  
Limited Use Area(s) = 116 sq ft / 10.7 sq m  
The Slipway = 838 sq ft / 77.7 sq m  
Mount View = 910 sq ft / 84.4 sq m (excludes store)  
Total = 6475 sq ft / 601.5 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). © nichecom 2023.

ANTI-MONEY LAUNDERING REGULATIONS

It is a legal requirement that we receive verified identification from all buyers before a sale can be formally instructed. Your cooperation on this matter is much appreciated to ensure there is no unnecessary delay in concluding a sale. We will inform you of the process once your offer has been accepted.

PROOF OF FUNDING

Prior to agreeing a sale, our clients may require us to obtain a proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays and will inform you of what we require prior to agreeing a sale.

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