



4, Chyventon Close





# 4, Chyventon Close

St. Buryan, Penzance, TR19 6BT

Penzance 5 Miles, Sennen 5 Miles Mousehole 4 Miles

A well presented linked-detached bungalow set in a large, level plot on the edge of the popular village of St.Buryan.

- 3 Bedrooms
- Conservatory
- Gardens to 3 sides
- Cul-de-sac Location
- Freehold
- Garage
- Driveway
- Village Location
- Double Galzed
- Council Tax Band D

Guide Price £320,000

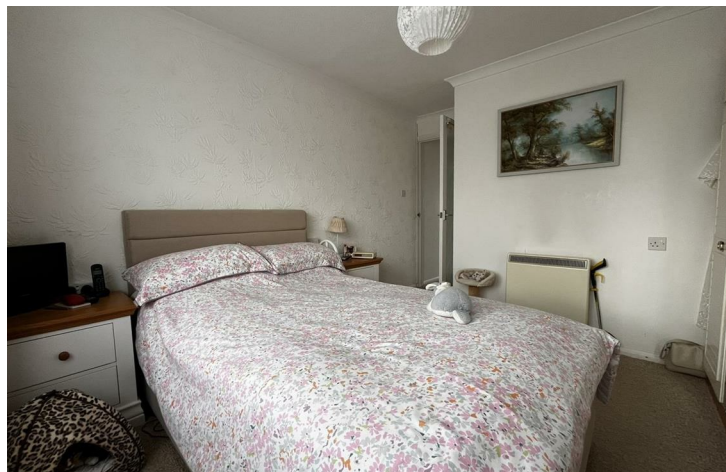
## SITUATION

Positioned in the heart of the Penwith Peninsula between Penzance and Sennen Cove, St.Buryan is situated in a small rural cluster of properties enjoying magnificent views across miles of open countryside.

Designated an Area of Outstanding Natural Beauty, the Penwith Peninsula remains largely unspoiled with a stunning landscape of rugged cliffs, steeply wooded valleys, small rocky fishing coves and truly wonderful sandy beaches. One of the nearest beaches is Sennen Cove where you will find a good selection of restaurants, pubs and shops, together with fine surfing and spectacular local scenery.

This area of West Cornwall is also renowned for its rich cultural heritage with local attractions including the cliff-top Minack Theatre at Porthcurno, various local galleries in Penzance and the Tate Gallery at St Ives.

The harbour town of Penzance forms the main commercial centre for the Lands End Peninsula with a mainline railway station connecting to London Paddington.





## THE PROPERTY

This well presented three-bedroom link-detached bungalow offers bright, spacious living accommodation throughout. Although in need of modernisation, the property boasts generous accommodation, ideal for families or those seeking a single-level home.

Upon entering, you'll find a welcoming hallway that leads to a cozy yet expansive living room, complete with a large window showcasing views of the front and the quiet cul-de-sac.

The spacious kitchen/breakfast room offers plenty of room for cooking and casual dining, while the separate dining room sets the stage for more formal gatherings. This dining area seamlessly transitions into a charming conservatory, which floods the home with natural light and provides a tranquil spot to unwind while overlooking the garden.

The bungalow boasts three well-proportioned bedrooms, each designed for comfort and versatility.

Completing the accommodation is a stylish, fully-tiled shower room, thoughtfully crafted to maximize space and functionality.

## OUTSIDE

At the front of the property, you'll discover a delightful low-maintenance gravel area, framed by mature hedging that offers a high level of privacy from the road. This carefully landscaped space enhances the home's curb appeal while creating a serene and secluded atmosphere.

The rear of the property boasts a beautifully maintained garden, predominantly laid to lawn and surrounded by a variety of well-established plants and shrubs. This space is perfect for gardening enthusiasts or anyone seeking a tranquil outdoor retreat. The garden wraps around one side of the bungalow, providing a seamless connection to the front and easy access to the driveway.

The driveway offers off-road parking and leads directly to the integral garage, ensuring convenience and additional storage options.

## SERVICES

Mains Water, Drainage and Electricity.

## VIEWINGS

Strictly and only by prior appointment with Stags Truro office on 01872 264488.

## DIRECTIONS

Upon entering the Village of St Buryan from Penzance along the B3283 take the immediate left hand turn onto Newlyn Road and continue for a short distance.

Chyventon Close will be evident on your right hand side.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



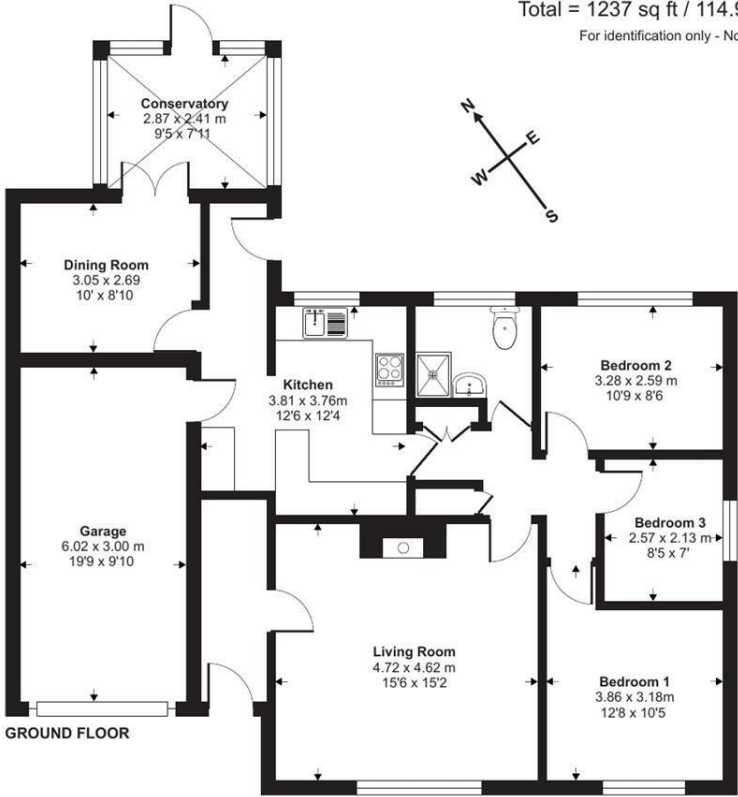
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>80</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>53</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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Approximate Area = 1043 sq ft / 96.8 sq m  
Garage = 194 sq ft / 18 sq m  
Total = 1237 sq ft / 114.9 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Stags. REF: 1189603



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