



4, Regent Square



**STAGS**



# 4, Regent Square,

Penzance, TR18 4BG

Mousehole - 3 miles Marazion - 5 miles St Ives - 8 miles

A double fronted, picturesque Grade II Listed Regency style town house in one of Penzance's most prestigious residential addresses with private garage parking.

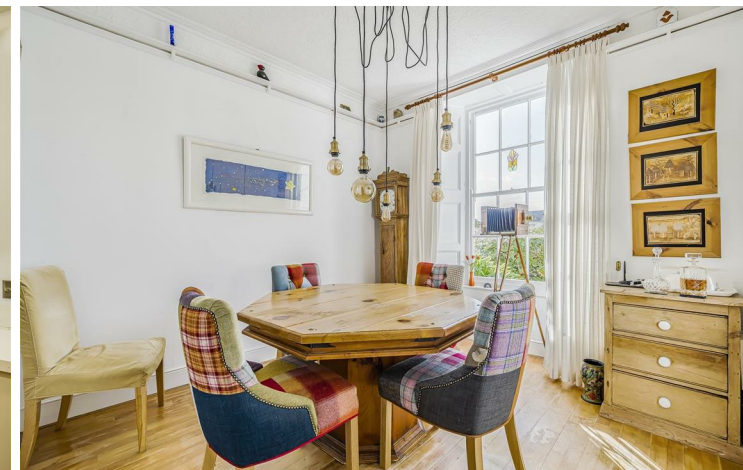
- Grade II Listed
- Principal Bedroom with En-suite
- 2 Reception Rooms
- Utility
- Freehold
- 5 Bedrooms
- Parking Garage
- Period Home
- Roof Terrace
- Council Tax Band D

Guide Price £695,000

## SITUATION

Regent Square is an elegant enclave of Regency-style homes, nestled in a highly sought-after residential area just south of the town centre. This picturesque square is within easy walking distance of the stunning promenade and seafront, offering a perfect blend of charm and convenience.

Penzance serves as the commercial and cultural hub of the Land's End Peninsula, boasting a rich history reflected in its beautifully preserved architecture. Among its many highlights is the recently restored Art Deco Jubilee Pool. A popular destination, Penzance exudes a vibrant atmosphere with its diverse selection of independent shops, cafés, restaurants, galleries, and traditional inns. Just a short stroll away, the tranquil sub-tropical gardens of Morrab and Penlee provide a peaceful retreat, alongside an art gallery and museum that celebrate the unique heritage of West Cornwall.





The surrounding area is home to breathtaking sandy beaches and world-renowned attractions, including the iconic Minack Theatre at Porthcurno, the Tate Gallery in St Ives, and the enchanting St Michael's Mount in Marazion. Picturesque villages such as Mousehole and Marazion offer timeless charm, while the bustling fishing harbour of Newlyn adds to the area's character. For those needing transport links, Penzance railway station provides direct connections to London Paddington.

### THE PROPERTY

The property is accessed from the centre of the square via a charming garden path, lined with well-established shrubs that enhance its picturesque setting.

Brimming with character, the home retains a wealth of period features that add to its timeless appeal. The ground floor boasts two spacious reception rooms, both featuring magnificent sash windows that frame delightful views across the garden and the elegant Regency properties surrounding the square. To the rear, a well-appointed kitchen sits alongside a study and an impressive library, illuminated by a striking feature lantern light that floods the space with natural daylight.

A secluded courtyard at the rear provides access to a utility room and a generously sized double bedroom with en-suite facilities. On the first floor, the principal en-suite bedroom is accompanied by two further bedrooms and a well appointed family bathroom. The top floor reveals an additional bedroom, offering views over Mount's Bay towards Newlyn Point.

### GARAGE

The property comes with a single car garage adjoining Regent Square off Voundervour Ln.

### OUTSIDE

A rear roof terrace is accessible from the first floor, providing a private outdoor retreat with scenic views across to St. Mary's Church. This superb space offers the perfect setting for relaxation and enjoyment.

### SERVICES

Mains Water, drainage, gas, and electricity. Gas central Heating. Ultrafast Broadband Available - Ofcom. Mobile Signal - O2, EE, Three and Vodafone Limited - Ofcom

### VIEWINGS

Strictly and only by prior appointment with Stags' West Cornwall on 01736 223222

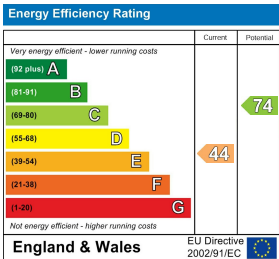
### DIRECTIONS

Once in Penzance, head towards the Promenade, passing over the Ross Bridge with the sea on your left. Turn right into Queen Street, passing Regent Terrace on the right. Regent Square is the next turning to the right. 4 Regent Square will be on your right.





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.



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Approximate Gross Internal Area = 137.99 sq m / 1485.32 sq ft



Illustration for identification purposes only, measurements are approximate,  
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