



Chapel Street, Penzance, TR18 4AF
By Auction £370,000

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EXCLUSIVE



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***FOR SALE VIA TRADITIONAL AUCTION * GUIDE PRICE £370,000* BIDDING CLOSSES 23 JULY AT 3PM * FEES APPLY ***

Hunters Estate Agents proudly introduce the fabulous 'Crooked Townhouse', where 19th century character meets stunning 21st century design. Painstakingly renovated by a talented interior designer, this two-bedroom home exudes a sense of modern sophistication, whilst preserving its historical charm and whimsy. From the meticulously restored centuries-old staircase to the Victorian-era mosaic tiles, sash windows, and charming exposed beams, each character feature tells its own tale of bygone eras. The contemporary design elements are equally remarkable, with the beautifully modern kitchen and bathrooms standing out as exceptional features. This property is available fully furnished, ready for you to move straight in. The accommodation briefly comprises two bedrooms each with en-suite facilities, kitchen, dining room, sitting room, and ground floor wc. We recommend booking an appointment to view at your earliest convenience.





The Property

As you approach the property, the front elevation makes a fantastic first impression: a commanding three-story height adorned with elegant sash windows, and boasting a gorgeous paint colour that hints this is not your average property inside.

There are two front entrances, but we'll begin our property tour at the one leading into the living room. This is the heart of the home, a cosy and stylish space ideal for curling up on the sofa with a good book. A warm glow emanates from the inset living flame gas fire, casting a soft, flickering light that dances across the walls. Relaxing in this room evokes the feeling of stepping into the pages of your favourite interior design magazine.

In the internal hallway, a majestic staircase ascends, adorned with ornate handrails and intricate balustrades, immediately drawing the eye as the focal point of the space. Suspended gracefully amidst the twists and turns of the staircase, a striking feature pendant light hangs, casting its glow upon every intricate detail. The juxtaposition of this contemporary and sleek light fixture against the architectural grandeur of the historic staircase creates a captivating visual harmony.

The kitchen stands out as my favourite room, boasting finishes that are sure to impress even the most discerning of buyers. From the exquisite cabinetry adorned with brass handles to the luxurious composite stone marble worktops, every detail has been carefully considered.

The dining room offers a door leading out to Chapel Street, enhancing accessibility and connection to the outdoors. A captivating exposed brick panel adds character and charm to the space, creating a focal point that draws the eye. Flooded with natural light



streaming in through both the window facing the front and the skylight above, the room feels bright, airy, and inviting, perfect for enjoying meals with friends and family. There is also a ground floor cloakroom.

Now, let's head upstairs.

Here, you'll discover two generously proportioned and beautifully crafted bedrooms, each boasting well-appointed and luxurious en-suite facilities that evoke a spa-like ambiance. The top floor bedroom is particularly striking, featuring dramatic vaulted ceilings adorned with exposed 'A-frames', imbuing the space with a cozy yet spacious atmosphere. Offering scenic sea glimpses stretching over the harbour and towards the bay, this room provides a serene retreat.

The Renovation

This renovation was orchestrated by an esteemed international interior designer, whose work has been published in architectural magazines and various other media outlets. Collaborating with a talented Cornwall-based architect, our vendor spared no expense in ensuring the project's success. The impeccable quality of finish and meticulous attention to detail are a testament to the dedication and expertise of our seller and their architect. Renovations of such exceptional quality are a rare find.

The Potential

There are two ground floor entrances to the property, leading directly off Chapel Street. The first takes you into the sitting room, and the second leads into an extension dining room. Very interestingly, our vendor informs us that the area now utilised as a spacious dining room, was once utilised as a commercial shop - this has us thinking about all the possibilities! Our vendor also informs us that they had considered turning the dining room



into a third bedroom for B&B purposes. Before making any change of use, we always recommend consulting with the local authority with regards to if any consents or planning is required.

The Location

This exceptional property is located on the chic and historic Chapel Street in Penzance, within easy reach of the harbour, promenade, and an array of trendy cafes and shops. One can spend a leisurely afternoon browsing the unique boutiques and enjoying a delightful lunch at the beloved local café, Whits & Bay. Afterwards, one can take a refreshing stroll down to the Promenade, breathing in the invigorating sea air. The scenic seafront path leads all the way to the picturesque fishing town of Newlyn.

Chapel Street is more than just a street; it's a historic gem of Penzance, celebrated for its stunning period architecture, home to certain properties recognised by Historic England. It is believed to be one of the oldest streets in the town, and in our opinion is one of the most aesthetically pleasing. The mainline railway station is conveniently located just half a mile away.

Do you want to know more about Penzance?

A Port Town with Proper Charm...

In the late 1700s this Cornish town became a haven for pirates, smugglers, and other bandits, who used the town's harbour and nearby coves, as a base of operations. One

hundred years later, the town would become indelibly linked in the public's consciousness, to this romanticized time period, when Gilbert and Sullivan released their famous comedic opera, "The Pirates of Penzance". The premiere screening of which, took place at the Fifth Avenue Theatre in New York City, and made its London debut a year later.

You may be relieved to hear, that when you visit modern day Penzance, you are unlikely to encounter roaming buccaneers, galleons and gunpowder. You are, however, very likely to encounter warm hospitality, ornate architecture, picturesque scenery, and an abundance of local activities to enjoy.

You might be surprised at the strength of the links Penzance also has to more modern popular culture.

For example, the town was the childhood hometown of Primetime Emmy Award winning actress Thandiwe Newton OBE, who recently played a starring role in America's hit TV show 'West World'. Penzance was also the childhood home to famous actor Sam Palladio, well known for his role in ABC's stateside soap opera 'Nashville'.

Useful Information

Mains electricity, gas, water, and drainage.

EPC Rating 70C

Council Tax Band 'B'

Grade 2 Listed

No onward chain



Contact 01736 800919 to arrange an appointment to view

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		70	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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