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Sancreed | Guide Price £515,000  
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### Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

\*\*\* NO ONWARD CHAIN \*\*\* Hunters Estate Agents are delighted to present Beacon Cottage, a magnificent double-fronted, character cottage nestled in the sought after village of Sancreed. Beyond its charming granite and stone frontage, you'll discover light and spacious three-bedroom accommodation, generous gardens to the front and rear, ample parking for multiple vehicles, and a convenient garage workshop. We highly recommend booking an appointment to view at your earliest convenience, to avoid missing out.

#### The Property

For those yearning for a home with character and heart, this property might just be your dream come true. As you approach the property through the lovely village of Sancreed, electronic picket gates open onto the driveway. Here you will find space for several vehicles, or perhaps a motorhome or boat. Turning your attention to the cottage itself, it emanates an irresistible aura of character and heritage, featuring stone elevations adorned with expertly crafted granite lintels and quoins. The character is further accentuated by the presence of pretty, traditional box-sash windows.

Step inside and there is plenty of space to put away your shoes and hang up your jacket, in the convenient entrance porch. Head on through, and you find yourself in the wonderfully spacious lounge diner. Here, natural light pours in through the two windows, and bounces off the neutrally painted walls. Above, characterful beamed ceilings add a touch of charm and tell tales of bygone eras. The focal point of the room? That would be the granite inglenook fireplace with wood burning stove, providing a sense of warmth that beckons cosy moments.

Moving on, a hallway connects to the kitchen. The kitchen boasts a versatile array of wall and base units, offering ample storage, while the generous expanse of countertops is perfect for preparing family meals. On the other side of the hallway, is one of our favourite rooms in the house – the stylish, contemporary shower room. This room has recently been completely remodelled by our sellers, and the quality of finish and attention to detail are of a great credit to them. With the fabulous finishes and large walk-in shower cubicle with matt black rainfall shower, it very much has a spa liked vibe.

Upstairs, you will find three generously sized bedrooms and

a well-appointed family bathroom. The primary bedroom is particularly spacious, featuring expertly designed built-in storage by Sharps—ideal for those who appreciate a neat and tidy home.

#### The Gardens

This property is situated on a generous plot, making it stand out from other listings. It features driveway parking for multiple vehicles at the front, along with a garden area primarily laid to lawn. There is a sizable garage/ workshop, offering great utility. The rear garden is also substantial, mainly laid to lawn, and offers breath-taking views over open countryside stretching for miles.

#### Further Potential

There is approved planning permission for the erection of a single storey rear kitchen extension and conversion of an attached garage into a studio office. Planning Reference - PA22/09871.

#### Location

Sancreed is a charming village nestled in the picturesque countryside of Cornwall. The village is surrounded by rolling hills and lush greenery, making it a haven for nature lovers and those seeking a quiet escape.

The village is conveniently located just a short drive from Penzance, approximately 5 miles to the east. Penzance is a vibrant coastal town renowned for its bustling harbour, historic architecture, and cultural attractions. As the most westerly major town in Cornwall, Penzance serves as a gateway to the stunning Land's End Peninsula and the beautiful Isles of Scilly.

Penzance boasts a rich maritime history, which is reflected in its charming streets lined with many Georgian and Regency buildings. The town offers a variety of shops, cafes, and restaurants, providing a delightful blend of

traditional and contemporary Cornish experiences. Visitors can explore the picturesque waterfront, enjoy art galleries and museums, or take a leisurely stroll along the promenade with its iconic Jubilee Pool, a classic Art Deco lido.

With its close proximity to Penzance, Sancreed offers the perfect balance of rural tranquility and easy access to the amenities and attractions of a lively coastal town.

#### Useful Information

The interior photographs have been virtually staged, no furniture is included in the sale.

Services: Mains electricity, water, and drainage. Old fired central heating,

EPC Rating 'E 54'

Council Tax Band 'D'

Freehold

Detached

Driveway parking

According to Ofcom Mobile Checker: EE, Three, 02, and Vodafone will have limited voice and data signal indoors, but all likely outdoors

According to Ofcom Broadband Checker the following might be available: Standard broadband with a download speed up to 7mbps, or ultrafast broadband with download speeds up to 1800 mbps. Due your own due diligence.

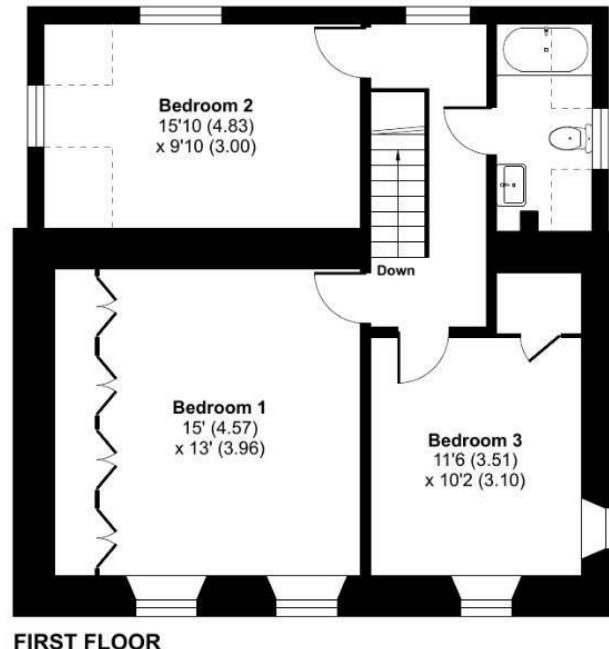
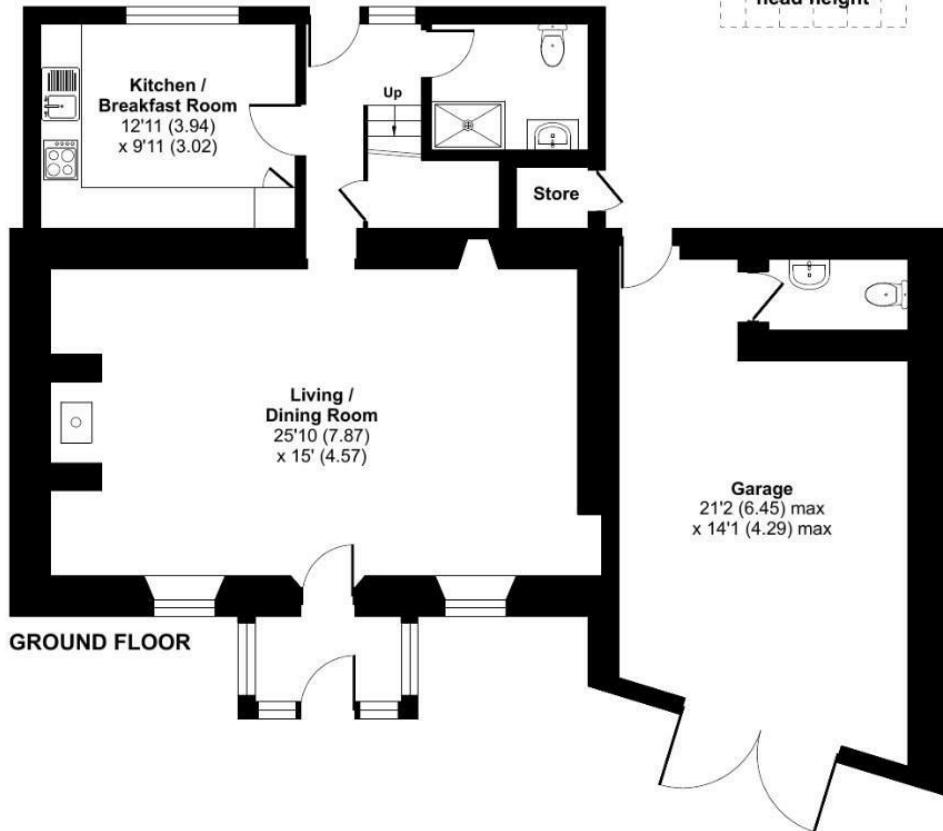
Construction: Original cottage granite, however we note later extensions which do not appear to be granite.

According to Cornwall Council Interactive maps the property doesn't appear to be in a conservation area.





# Beacon Cottage, Sancreed, Penzance, TR20



Approximate Area = 1401 sq ft / 130.1 sq m  
Limited Use Area(s) = 38 sq ft / 3.5 sq m  
Garage = 323 sq ft / 30 sq m  
Outbuilding = 11 sq ft / 1 sq m  
Total = 1773 sq ft / 164.6 sq m

For identification only - Not to scale



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nchecom 2024.  
Produced for Hendy Realty Ltd T/A Hunters. REF: 1133878

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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