



ANDREW  
EXELBY  
ESTATE AGENTS

4 Bedroom House in St Marys Terrace, Penzance

Guide Price **£725,000**



- NO ONWARD CHAIN
- WELL APPOINTED GRADE II LISTED HOME
- FOUR BEDROOMS AND THREE BATHROOMS
- ADDITIONAL OFFICE AND HOBBIES ROOM
- DESIRABLE AND PEACEFUL LOCATION
- GAS CENTRAL HEATING
- FRONT AND REAR COURTYARD GARDENS
- EPC RATING - D63 / COUNCIL TAX BAND - E



## Description

Offered to the market with NO ONWARD CHAIN is this handsome granite fronted Grade II listed property. This well appointed home has been lovingly cared for since ownership by the current vendors and offers comfortable light and airy accommodation over the five floors. The property benefits from an attractive low maintenance fore garden along with an enclosed rear courtyard and enjoys lovely views over Morrab Gardens to the working fishing village of Newlyn from the upper floors.

The home is warmed via a gas central heating system with accommodation in brief comprising kitchen, dining room, utility room and hobbies room to the lower ground floor; large sitting room, shower room and office to the ground floor; two double bedrooms to the first floor; a double bedroom and bathroom to the to the second floor along with a further double bedroom with en-suite facility to the third floor.

This fabulous property must be viewed to be fully appreciated so an early inspection is highly recommended.

## Location

This lovely home is situated within a stone's throw of the delightful Morrab Gardens and is all but a level walk to Penzance's famous promenade with the landmark art deco Jubilee lido swimming pool just a few yards further. The town itself is easily accessible and offers an extensive range of leisure, educational and commercial facilities as well as a mix of cafes, restaurants, bars and galleries. The bus and main line railway station, providing a direct link to London Paddington is approximately half mile distant.

## Ground Floor

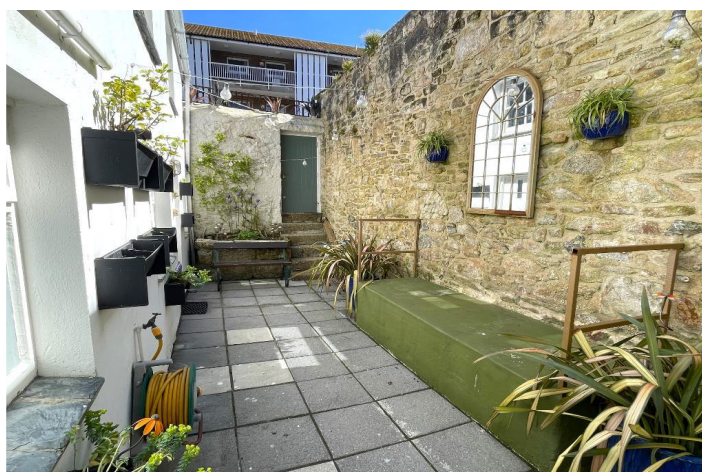
**Wooden door with fan light over to...** -

**ENTRANCE VESTIBULE** - Radiator. Part glazed timber door with glazed surrounds to...

**ENTRANCE HALLWAY** - Stairs ascend to first floor with wooden sash window to the rear. Stairs descend to lower ground floor with small half landing. Radiator. Doors to...

**SITTING ROOM** - 26' 3" x 9' 10" (8.02m x 3.02m) (Previously two rooms) A lovely light and airy room with wooden sash window to front and rear along with wooden shutters. Inset wood burning stove sat atop a stone hearth with stone surround and mantle. Two pairs of recessed arched alcoves incorporating storage cupboards. Two radiators.

**Half landing** - Stairs descend to lower ground floor. Throughway with radiator. Doors to...





**SHOWER ROOM - 9' 8" x 3' 3" (2.96m x 1m)** Wooden obscure glazed window with further obscure glazed picture window to the side. Tiled shower cubicle with electric shower over. Vanity mounted wash hand basin. Close coupled WC. Wall mounted heated towel rail. Recessed spotlights.

**OFFICE - 16' 9" x 6' 0" (5.13m x 1.85m)** Two wooden sash windows to the side. Radiator.

### First Floor

**BEDROOM ONE - 15' 5" x 13' 11" (4.72m x 4.26m)** Wooden sash window to front with a view over Morrab Gardens to the fishing village of Newlyn. Feature fireplace (not used) with exposed brick work along with an ornate timber surround and mantle. Arched recessed alcoves to sides incorporating cupboards. Radiator.

**BEDROOM TWO - 11' 10" x 9' 10" (3.62m x 3m)** Wooden sash window to rear. Feature fireplace (not used) with wooden surround and mantle. Recessed arched alcoves to sides incorporating low level cupboards. Radiator.

**Stairs rise to...** - Second floor landing. Door to third floor. Further doors to...

### Second Floor

**BEDROOM THREE - 15' 6" x 14' 0" (4.74m x 4.27m)** Wooden sash window to front enjoying far reaching views over Morrab Gardens to the fishing village of Newlyn with sea glimpses of Mount's Bay. Feature fireplace (not used). Built in wardrobe. Radiator.

**BATHROOM - 11' 9" x 9' 10" (3.59m x 3.02m)** Wooden window to rear. Panelled bath with mains fed mixer tap shower over along with tiled surrounds. Pedestal wash hand basin. Close coupled WC. Blanket cupboard. Radiator.

### Third Floor

**BEDROOM FOUR INCORPORATING EN-SUITE - 16' 10" x 15' 7" (5.14m x 4.75m)** (longest measurement is taken at floor level. Partial restricted head height) Stairs rise from the second floor landing to this lovely en-suite bedroom. Double glazed dormer window to front with views over Morrab gardens and roof tops to Mount's Bay and into the working fishing port of Newlyn. Sky light roof window. Exposed roof timbers. Eaves storage cupboards with a further low level wardrobe housing the hot water cylinder for the en-suite. Two radiators. Door to...

**EN-SUITE** - Wooden sash window to rear. Panelled bath with mixer tap shower over. Pedestal wash hand basin. Close coupled WC. Electric wall mounted towel warmer.



## Lower Ground Floor

**Hallway** - Door to dining room. Wooden multi-paned picture window gaining light from the kitchen. Under stairs storage. Bespoke book shelf. Access to...

**UTILITY ROOM** - 20' 7" x 5' 11" (6.29m x 1.82m) Two part obscure glazed wooden windows to the side. Wooden door gives access to the courtyard. Worksurfaces to sides with an inset stainless steel sink and drainer with cupboards below and above. Spaces for washing machine, tumble dryer and fridge/freezer. Wall mounted gas combination boiler. Radiator. Door to...

**HOBBY ROOM** - 6' 1" x 5' 11" (1.86m x 1.82m) Wooden obscure glazed window to side. Worksurface area. Radiator.

**DINING ROOM** - 15' 2" x 13' 10" (4.64m x 4.23m) Fixed wooden sash window to front. Feature brick fireplace (not used) with wooden surround and mantle. Recessed cupboard to the side. Wooden flooring. Radiator. Opening to...

**KITCHEN** - 11' 11" x 9' 4" (3.65m x 2.87m) Wooden half glazed door to the rear courtyard. A lovely hand crafted bespoke oak kitchen with granite worktops incorporating a stainless steel sink and drainer. Inset induction hob with stainless steel extractor over. A range of cupboards and drawers beneath. Spaces for dishwasher and fridge. Housing with electric double oven. Partial tiled surrounds with cupboards above. Tiled flooring. Recessed spotlights.

**OUTSIDE** - FRONT - Metal gated access with railings. Pleasant paved seating area with tree ferns and camellia bushes. REAR - A paved sheltered courtyard with pedestrian gated access. Outside tap.

**DIRECTIONS** - From the Penzance office proceed down Causewayhead. Continue over the road as if heading towards Chapel Street. At the CO-OP turn right into Parade Street. Continue along and turn eventual left into St Mary's Terrace. The property will be seen to your eventual left as indicated by an Andrew Exelby for sale board. If using the what3words application - acrobatic.flying.vampire

**AGENTS NOTES** - SERVICES - Mains electric, gas, water and drainage.

COUNCIL TAX BAND - E

LOCAL AUTHORITY - Cornwall County Council

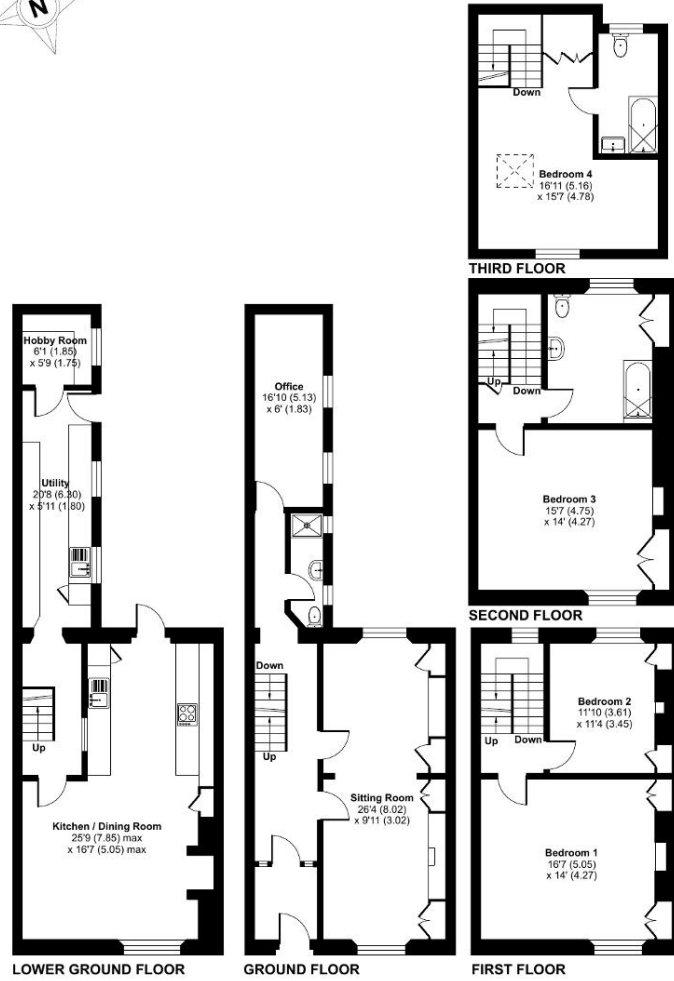
TENURE - Freehold





### St. Marys Terrace, Penzance, TR18

Approximate Area = 2385 sq ft / 221.5 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). © richcom 2024. Produced for Andrew Exelby Estate Agents. REF: 1107695

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75   C
55-68	D	63   D	
39-54	E		
21-38	F		
1-20	G		