



ANDREW EXELBY
ESTATE AGENTS



Bosorne Street, St Just TR19
Penzance

£235,000

Tenure: Freehold

Bedrooms: 2 | **Bathrooms:** 1 | **Receptions:** 1

- TWO DOUBLE BEDROOM BARN CONVERSION
- OFF STREET PARKING FOR ONE / FURTHER GARDEN
- SMART, MODERN KITCHEN
- LARGE LIVING / DINING SPACE
- WET ROOM WITH SEPARATE WC
- SHORT WALK TO TOWN CENTRE
- READY TO MOVE IN / NO ONWARD CHAIN
- COURTYARD GARDEN TO REAR
- EPC - E
- COUNCIL TAX BAND - B

DESCRIPTION

In a quiet lane, just minutes from the town centre, is this attractive and very spacious converted barn that has been renovated and well maintained in recent years.

With a gated driveway/parking space for one vehicle, and rear courtyard garden, this property is a rare find - that said, if you do not need or want the parking space, it would make a fantastic addition to the rear courtyard garden area; creating a flexible outside space.

On the ground floor, is a large living and dining room with deep-set windows that leads on to a kitchen that the current vendor has recently upgraded. Also on the ground floor is a wet room and separate WC.

To the first floor are two large double bedrooms, that each benefit from walk-in wardrobe spaces with lighting and plenty of space for storage. The bedrooms are bright and airy, and the entire property is presented in very good order; enabling any interested buyer to move straight in!

LOCATION

St Just is a very popular town with a thriving community and a varied mix of busy shops and businesses. Properties here are predominantly granite cottages harking back to the tin mining era and St Just's prosperous heritage.

Boasting two fantastic butchers, four pubs, traditional grocers, and two convenience stores, St Just has all the essentials covered, as well as offering well-respected art galleries, popular eateries, and some stunning coastal walks nearby.

There is both a primary and secondary school in St Just, both rated as Good by Ofsted most recently. Penzance is approximately 8 miles away.

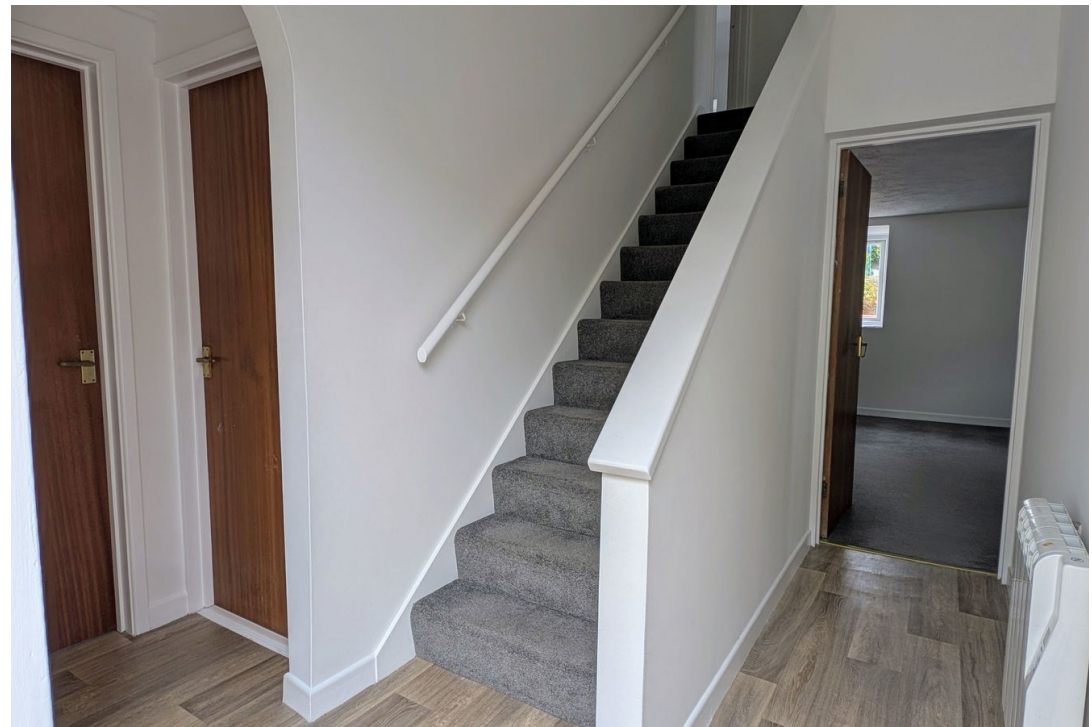
ENTRANCE HALLWAY - 2.92m x 1.78m (9'6" x 5'10")

Solid door leads in with uPVC double glazed window. Vinyl floor. Electric radiator.

WC - 1.7m x 1m (5'6" x 3'3")

Low-level WC. uPVC double glazed window (obscured). Vinyl floor.

WET ROOM - 2.65m x 1.76m (8'8" x 5'9")





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Walk-in shower area with electric shower and glass screen. Wash basin. Airing cupboard housing hot water tank (installed May 2024).

LIVING / DINING ROOM - 6.52m x 4.42m (21'4" x 14'6")

Large, dual aspect room with three uPVC double glazed radiators.

KITCHEN - 2.9m x 2.18m (9'6" x 7'1")

Range of base and wall units topped with laminate w and drainer. Space for a freestanding cooker with ext for a washing machine and space for a fridge/freezer glazed window. Vinyl floor.

BEDROOM - 4.78m x 3.67m (15'8" x 12'0")



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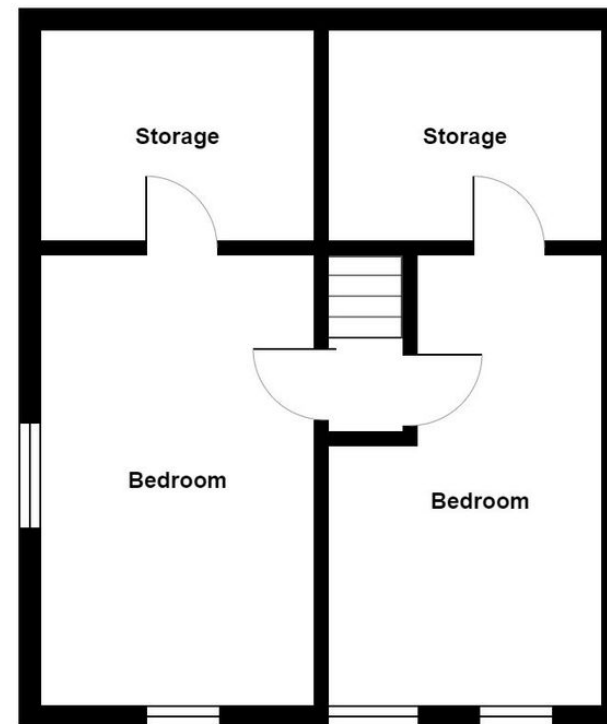


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Ground Floor



First Floor

All measurements are approximate and for display purposes only

Andrew Exelby - St Just

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